TABLE OF CONTENTS

CASE A: BONITA DINER CONSUMPTION ON PREMISES SPECIAL EXCEPTION

SPE20-75174-BOS

Staff Report

I: Application Summary Page 2

II: Background & Informational Analysis Page 3

III: Recommendation Page 9

Attachment A: Alta Survey and Legal Description Page 11

Attachment B: Post-Sufficiency Neighborhood Meeting Summary Page 13

Attachment C: Public Comments Page 14

Exhibit A: Site Plan Page 30

Exhibit B: Architectural Conceptual Renderings Page 31

Application Backup
Pre-Application Neighborhood Information Meeting Submittal Page 59
Application Page 103
Area Location Map Page 112
Legal Description Page 115
Certified Sketch Page 118
Surrounding Property Owners List and Map Page 119
Special Exception Narrative Page 123
Site Plan Page 127
Landscape Plans Page 128
Architectural Renderings and Plans Page 137
Traffic Impact Statement Page 164
Post-Sufficiency Neighborhood Meeting Submittal Page 193

BONITA SPRINGS, FLORIDA
COMMUNITY DEVELOPMENT DEPARTMENT
ZONING DIVISION
STAFF REPORT

PROJECT NAME: **BONITA DINER SPECIAL EXCEPTION**

TYPE OF CASE: **CONSUMPTION ON PREMISES SPECIAL EXCEPTION**

CASE NUMBER: **SPE20-75174-BOS**

HEARING DATE: **FEBRUARY 8, 2022**

PLANNERS: **MARY ZIZZO, ESQ., AICP**

REQUEST AND STAFF RECOMMENDATION

A special exception request at 3601 and 3621 Bonita Beach Road, to allow outdoor consumption on premises, associated with a Restaurant, Group III use.

Deviations Requested: None

Staff recommends **approval** of the request, **subject to conditions** outlined in this Staff Report.

I. APPLICATION SUMMARY:

A. Owner and Applicant: 3601 Bonita Beach Road, LLC

B. Agent: D. Wayne Arnold, AICP, Q. Grady Minor & Associates, P.A.

C. Request: A special exception request for outdoor consumption on premises, associated with a Restaurant, Group III use.

D. Location: 3601 and 3621 Bonita Beach Road, Bonita Springs, FL 34134

E. Future Land Use Designation, Current Zoning and Use of Property:

Future Land Use: General Commercial

Current Zoning: Commercial Planned Development (CPD)- Expired MCP
Bonita Beach Road Corridor- Commercial Zone

Current Use: Vacant

F. Surrounding Land Use:

Existing Zoning & Land Use	Future Land Use Map
North: Bonita Beach Road Right-of-Way, Bonita Beach Road Corridor Commercial Zone- Place of Worship, Retail, Professional Offices.	General Commercial
East: Commercial Planned Development (CPD), Bonita Beach Road Corridor Commercial Zone- Bonita Executive Suites. Allows for offices, personal and business services, retail and restaurants.	General Commercial
South: Residential (RS-1 & TFC-2), Single Family Residences.	Moderate Density Residential
West: Bonita Beach Road Corridor Commercial Zone- Westgate Center Professional Offices.	General Commercial

II. BACKGROUND AND INFORMATIONAL ANALYSIS

Introduction/Synopsis

The Applicant has submitted a special exception request for outdoor consumption on premises for beer, wine and liquor (4-COP), associated with a Restaurant, Group III use. The site is located in the Commercial Zone of the Bonita Beach Road Corridor Overlay and within a Commercial Planned Development with an expired Master Concept Plan. The site is currently vacant. The Applicant proposes to construct a restaurant, Group III, with an outdoor dining component with outdoor consumption on premises. LDC Section 4-408(c)(40) classifies Group III restaurants as "*Standard Restaurants.* Establishments wherein customers usually arrive via automobile and are seated within the establishment, including 'fast food establishments.' Service may be provided or may be by self-service." The restaurant operation is proposed to be an order and sit-down restaurant to hold minimum 150 patrons. The restaurant use is permitted by right in the Commercial Zone of the Bonita Beach Road Corridor Overlay.

Pursuant to Land Development Code Section 4-1023(a)(2), a request for outdoor consumption on premises for a Group III restaurant use within 500 feet of a religious facility, noncommercial school, child day care center, park or dwelling unit under separate ownership, requires a special exception. Distance is measured from any public entrance or exit of the establishment in a straight line to the nearest property line of the school, child day care center, dwelling unit or park. This site

is located within 500’ of dwelling units and a place of worship. Based on those measurements, the closest dwelling unit is 192’ and the place of worship is 265’.

The Applicant held their two required neighborhood meetings. After the first meeting, many public comments were received, which were included in your packet. It is Staff’s opinion that the comments have been addressed by the Applicant. The second neighborhood meeting held by the Applicant on January 6, 2022. The meeting had 6 members of the public present. While concerns of noise and buffers were addressed, the Applicant appeared to qualm the concerns of the public. Since this meeting, one letter of support and a few letters of opposition have been received. Those letters are included with this Report.

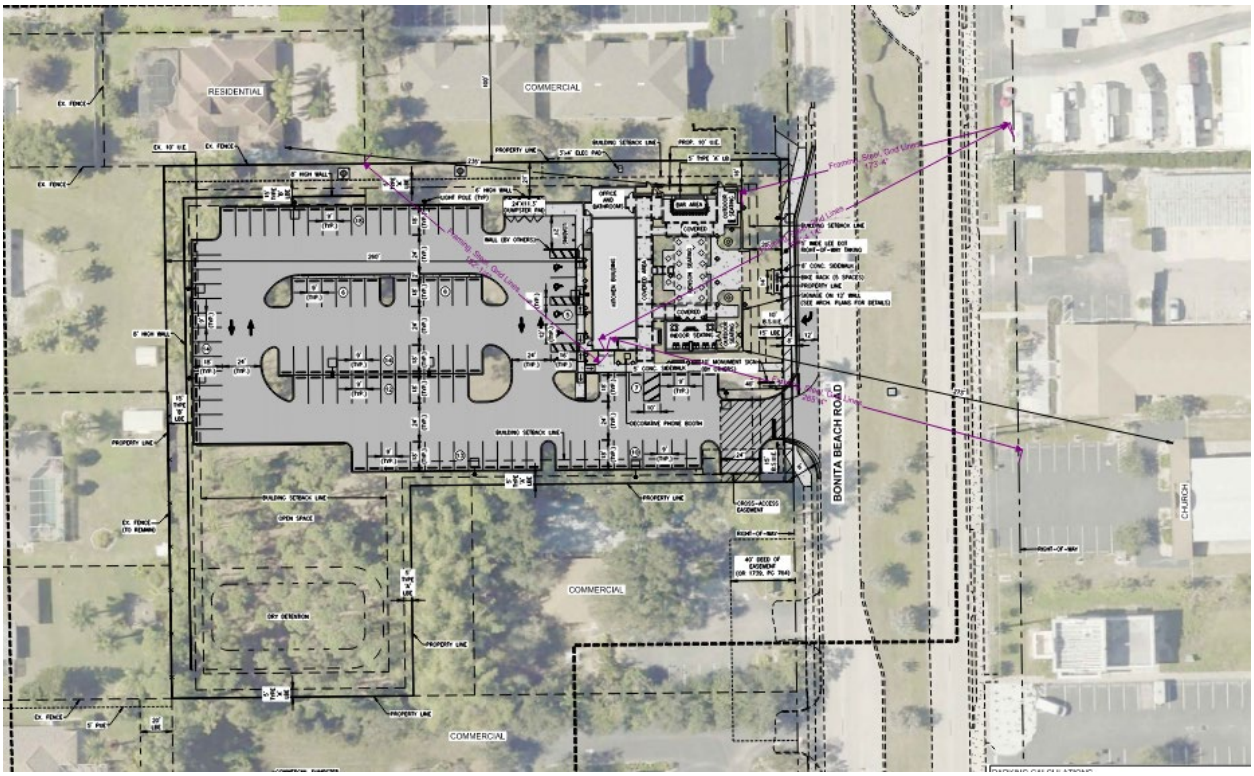


Figure 1: Applicable Distances Exhibit Source: Applicant with Staff Additions

Zoning

The subject properties are located in the Commercial Zone of the Bonita Beach Road Corridor Overlay. The intent of the Corridor District is to guide future growth and redevelopment along the Bonita Beach Road Corridor within zones, quadrants, and nodes as identified in the Bonita Plan, Bonita Beach Road Visioning Study and Bonita Beach Road Land Use Report. The Bonita Beach Road Corridor District is intended to support urbanized development patterns that focus on human-scale development, an appropriate mixture of land uses, site design, interconnectivity, mobility, architectural standards, and a vibrant and aesthetically pleasing streetscape. Restaurants, Group III are permitted by right in the Overlay.

As previously mentioned, the site's Master Concept Plan for the Commercial Planned Development is expired. The intent of the Bonita Beach Road Corridor Overlay is for it to apply to all future development so existing planned developments may voluntarily comply with the standards therein, without needing to amend their corresponding planned development.

The site is proposed to be developed pursuant to the Commercial Zone of the Bonita Beach Road Corridor Overlay development standards, providing sufficient parking for the site, meeting required setbacks, and providing a cross-access easement to the South property to provide future interconnection.

Staff finds this request compatible with the zoning of the site.

Neighborhood Compatibility

Surrounded by commercial uses within a major corridor of Bonita Springs, this site is compatible with the uses around it. Restaurants are a permitted use within the zoning district and contribute to the overlay intents the site is located within. The restaurant use can serve the residents of Bonita Springs and those that work or visit in the area.

The proposed use is also cognizant of the nearby residential dwelling units and places of worship. The footprint of the proposed outdoor area has reduced in size and proximity to residences since the initial submittal. Further, a stage was initially requested in this application, which has since been removed from the request. As conditioned, the restaurant hours of operation are similar to many family restaurants and must comply with the Bonita Springs Noise Ordinance. Further, the site is designed to have a landscaped eight (8) foot high wall adjacent to the parking lot to provide protection from headlight glare and to provide an aesthetic view for the adjacent residential properties, preventing wandering patrons and providing a sense of place. The Southeast portion of the site will accommodate the storm water drainage on-site.

While much of the seating is outdoor, the architectural plans included can better provide a visual of the sound proofing measures taken to encapsulate the restaurant inside of the 12' high minimum wall courtyard or surrounded by enclosed building area. The Applicant has worked diligently with Staff based on concerns of the nearby properties.

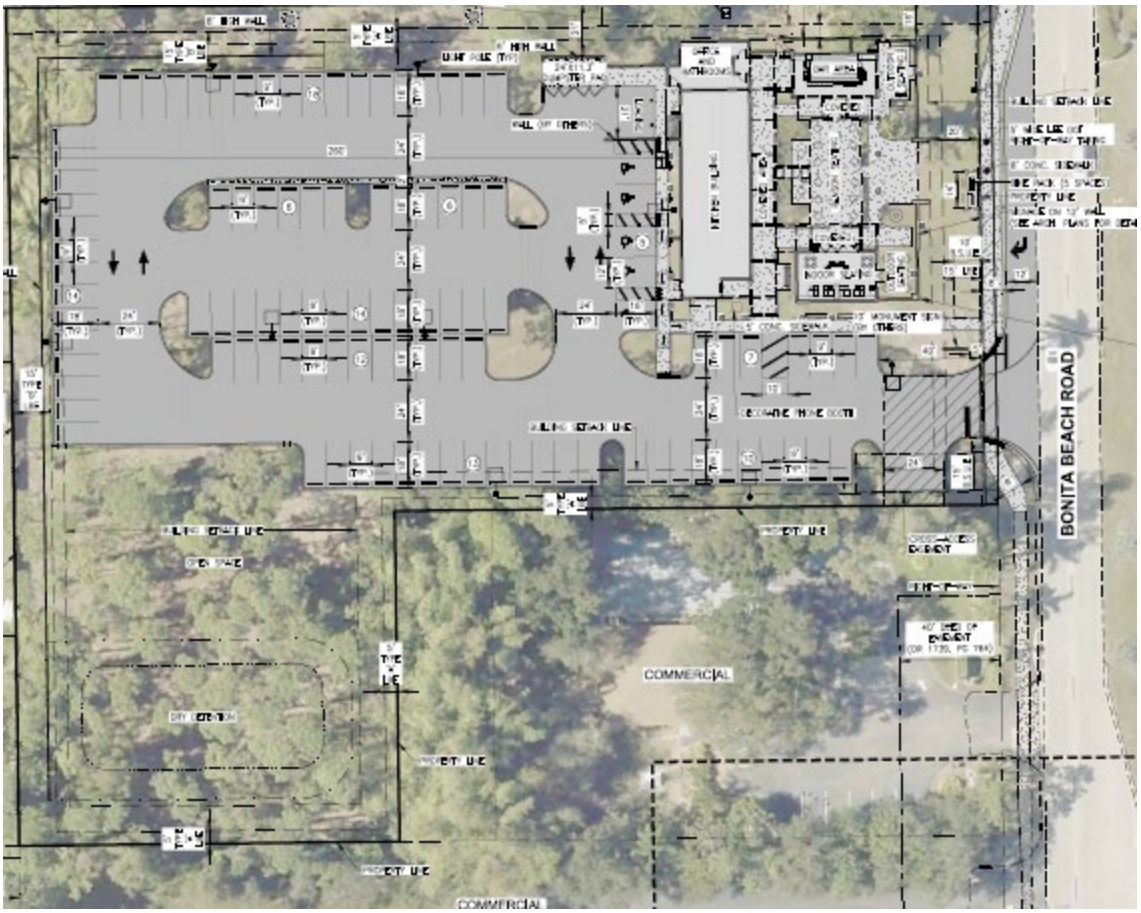


Figure 2: Site Plan Source: Applicant

Figure 3: West Elevation Facing Commercial and Residential Source: Applicant

Figure 4: North Elevation Facing Bonita Beach Road Source: Applicant

Comprehensive Plan Considerations

The subject properties are located within the General Commercial future land use category according to the Future Land Use Map of the City's Comprehensive Plan. The General Commercial category is described in Policy 1.1.14 as follows:

> ***Policy 1.1.14****: General Commercial - Intended to accommodate a wide range of commercial uses serving the general population of the City. This designation recognizes, but is not specifically limited to, properties that have been developed, have received development approval or have been zoned for commercial use prior to the adoption of the Comprehensive Plan.*
>
> *a. Appropriate uses include a wide range of commercial retail and service uses for residents and visitors; hotels/motels; offices; light industrial uses; schools; recreation; public and semi-public uses; multi-family uses up to 10 units per acre; and mixed residential and commercial use in planned developments.*
>
> *b. If affordable housing is provided, residential density may be increased by up to five additional units per acre.*
>
> *c. Maximum allowable height of structures shall be 75 feet from the base flood elevation to the eaves except that no new structures or modification of existing structures located on the islands west of the mainland may be constructed in excess of 35 feet in height.*
>
> *d. Nonresidential uses shall be limited to a maximum floor area ratio (FAR) of 1.2.*
>
> ***Policy 1.1.22****: In order to minimize incompatibility when commercial, industrial or more intensive land uses share a common boundary with residential land uses, lower intensity uses shall be located adjacent to residential uses and the Land Development Code shall include provisions for buffering in the form of fences, walls, vegetation, or spatial buffers to minimize the impacts upon the residential use.*

A restaurant use with outdoor consumption on premises is in conformance with the City's Future Land Use Element of the Comprehensive Plan.

Findings & Conclusions:

Based upon an analysis of the application and the standards for approval of a special exception, Staff makes the following findings and conclusions, as conditioned:

The requested special exception, as conditioned:

a) is due to a changed or changing condition that makes approval of the request appropriate;
The Applicant states that COVID-19 has required an increase in outdoor seating for restaurants and this location would not have an outdoor seating capability without this request. It can further be stated that outdoor seating is increasingly desired year-round as the population increases. The City continues to see requests for outdoor consumption on premises as residents and visitors continue to come down desiring to enjoy the outdoor experiences and Southwest Florida climate.

b) is consistent with the Goals, Objectives, Policies, and intent set forth in the City's Comprehensive Plan;
The General Commercial Future Land Use encourages uses that serve the general population of the City. A restaurant use serves residents and visitors. The proposed footprint of the project is much less than the allowable floor-to-area (FAR) ratio. The site has access to adequate public facilities and services in accordance with Objective 1.11. Transportation Element 1.4 seeks to improve the aesthetic qualities and appearances of roadways, which the architectural plans will be reviewed at time of local development order by our City Architect. The site will be required to provide a pedestrian connection from Bonita Beach Road, which will be landscaped in accordance with Code. Pursuant to Transportation Policy 1.19, a new LeeTran bus stop will be installed in front of the subject sites.

c) meets or exceeds all performance and locational standards set forth for the proposed use;
The proposed project is located along an arterial roadway (Bonita Beach Road), shown on the City of Bonita Springs Pedestrian Master Plan (PATH), as requiring multimodal facilities. Specifically, this includes a minimum 8' wide sidewalk along the subject site's Bonita Beach Road frontage with a required payment for fee-in-lieu for the remaining infrastructure. The Applicant has already applied for a site permit, which is required to conform with the LDC.

d) protects, conserves or preserves environmentally critical areas and natural resources;
There are no environmentally critical areas or natural resources on site.

e) is compatible with existing or planned uses in the surrounding area;
This is in a commercial area serving the general population of the City. The intent is to provide a location for those working or living near the area to visit. Hours outlined in the conditions of approval provide safeguards for the nearby residences to better ensure compliance with the Noise Ordinance.

f) will not cause damage, hazard, nuisance or other detriment to persons or property;
Properties shall not be negatively affected by the request as proposed and conditioned. The Applicant will be subject to the Noise Control Ordinance, landscaping will be installed to provide an aesthetic view and appropriate safeguards will be required to ensure no consumption occurs outside of the proposed seating area.

g) will be in compliance with all general zoning provisions and supplemental regulations pertaining to the use set forth in the City's Land Development Code.
The request will comply with all Land Development Code requirements at time of local development order. Compliance with the Bonita Beach Road Corridor Overlay is required. All other provisions related to the special exception requirements have been met.

III. RECOMMENDATION:

Staff recommends **approval** of the request, **subject to the following conditions**:

Conditions

1. This 4-COP approval is for outdoor consumption on premises in the seating area shown on the site plan (Attachment A). No consumption is permitted outside of this area.
2. The permitted hours of operation and hours for consumption on premises are limited to:
    a. Monday- Thursday: 11:00 AM- 9:00 PM
    b. Friday: 11:00 AM- 10:00 PM
    c. Saturday: 9:30 AM- 10:00 PM
    d. Sunday: 9:30 AM- 9:00 PM
3. Any expansion beyond what is shown on the site plan will require additional public hearing approvals and/or infrastructure upgrades, including (but not limited to) additional restroom facilities, parking and additional site improvements.
4. Live entertainment is limited to a soloist only. All speakers shall be directed away from the residential properties. Hours of live entertainment are limited to:
    a. Monday-Thursday: 6:00 PM- 8:45 PM
    b. Friday: 6:00 PM-9:45 PM
    c. Saturday: 10:00 AM- 3:00 PM, 6:00 PM- 9:45 PM
    d. Sunday: 10:00 AM- 3:00 PM
5. The sale and service of alcoholic beverages will be in conjunction with the Restaurant, Group III use. A request for outdoor consumption for any other use requires separate approvals.
6. The kitchen shall stay open during all hours of consumption and operation.
7. The lights closest to the single-family residences shall have shields to prevent glare.
8. The Bonita Springs Noise Control Ordinance remains in full force and effect.

IV. SUBJECT PROPERTY

The Applicant indicates the STRAP numbers are:

04-48-25-B1-00016.0010 and 04-48-25-B1-00016.0000

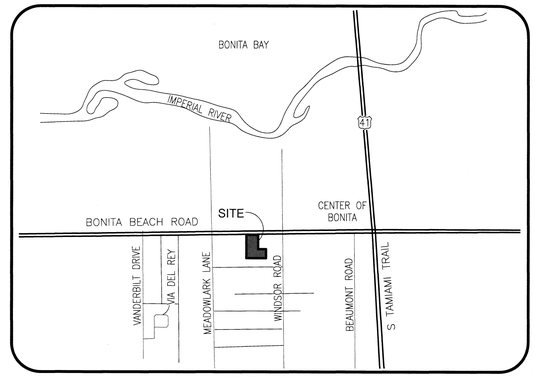
V. ATTACHMENTS

A. ALTA Survey and Legal Description of the Subject Properties
B. Post-Sufficiency Neighborhood Meeting Summary
C. Public Comments

VI. EXHIBITS

A. Site Plan
B. Architectural Conceptual Renderings

ATTACHMENT A



VICINITY MAP
NOT TO SCALE

LEGEND

POC	POINT OF COMMENCEMENT
POB	POINT OF BEGINNING
FIP	FOUND IRON PIPE
FIR	FOUND 5/8" IRON ROD
SIR	SET 5/8" IRON ROD w/CAP, L.B. #5151
FCM	FOUND CONCRETE MONUMENT
SCM	SET CONC. MONUMENT w/ALUMINUM DISK, L.B. #5151
FPK	FOUND PARKER KALON NAIL
SPK	SET PARKER KALON NAIL w/ALUMINUM DISK, L.B.# 5151
FDH	FOUND DRILL HOLE
SDH	SET DRILL HOLE
FMN	FOUND MAG NAIL
FND	FOUND
(P)	PLAT
(M)	MEASURED
(C)	CALCULATED
(D)	DEED
PB	PLAT BOOK
OR	OFFICIAL RECORDS BOOK
PG	PAGE(S)
PSM	PROFESSIONAL SURVEYOR AND MAPPER
LB	LICENSED BUSINESS
SPC	STATE PLANE COORDINATES
ROW	RIGHT-OF-WAY
PUE	PUBLIC UTILITY EASEMENT
CUE	COUNTY UTILITY EASEMENT
UE	UTILITY EASEMENT
AE	ACCESS EASEMENT
DE	DRAINAGE EASEMENT
LME	LAKE MAINTENANCE EASEMENT
LBE	LANDSCAPE BUFFER EASEMENT
IRRE	IRRIGATION EASEMENT
FPL	FLORIDA POWER AND LIGHT
BSUE	BONITA SPRINGS UTILITY EASEMENT
NAVD	NORTH AMERICAN VERTICAL DATUM OF 1988
NGVD	NATIONAL GEODETIC VERTICAL DATUM OF 1929
ELEV	ELEVATION
INV	INVERT ELEVATION
RIM	RIM ELEVATION
A/C	AIR CONDITIONING UNIT/PAD
CONC	CONCRETE
CMP	CORRUGATED METAL PIPE
CPP	CORRUGATED PLASTIC PIPE
RCP	REINFORCED CONCRETE PIPE
CHW	CONCRETE HEADWALL
TOB	TOP OF BANK
TOS	TOE OF SLOPE
EOW	EDGE OF WATER
℄	CENTER LINE
EOP	EDGE OF PAVEMENT
BOL	BOLLARD
	GREASE TRAP
	SANITARY MANHOLE
CO	CLEAN OUT
SV	SEWER VALVE
	CATCH BASIN
	DRAINAGE MANHOLE
MES	MITERED END
	YARD DRAIN
WV	WATER VALVE
	WATER METER
	BACK FLOW PREVENTOR
	FIRE HYDRANT
	FIRE DEPARTMENT CONNECTION
	BACTERIA SAMPLE POINT
ARV	AIR RELEASE VALVE
IRV	IRRIGATION VALVE/ CONTROL VALVE
GV	GAS VALVE
GSM	GAS METER/SERVICE
GMM	GAS MARKER
	UTILITY POLE – WOOD
	UTILITY POLE – CONCRETE
GA	GUY ANCHOR
OH	OVERHEAD WIRES
	LIGHT POLE
	TELEPHONE MANHOLE
TRS	TELEPHONE RISER/BOX
TVR	CABLE TELEVISION RISER/BOX
	ELECTRIC MANHOLE
	ELECTRIC RISER/BOX/METER
	ELECTRIC TRANSFORMER
TL	TRAFFIC LIGHT
	UNDERGROUND UTILITY MARKER
SIGN	SIGN ON POLE
	OAK TREE
	PALM TREE
	PINE TREE
	2" POLY TUBE STUB OUT
CCR	CERTIFIED CORNER RECORD

—— FZ —— FZ —— FZ —— FZ ——
APPROXIMATE FLOOD ZONE LINE

EXCEPTIONS FROM COVERAGE

ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY WITH POLICY NUMBER OF6-8812873, AND A POLICY DATE OF OCTOBER 24, 2020 AT 7:50 AM. WITH AN ENDORSEMENT REMOVING EXCEPTIONS 4, 5, 10 & 11, DATED OCTOBER 29, 2020.

EXCEPTIONS 1, 7, 9, & 13 NOTHING TO SHOW

EXCEPTIONS 2–6, 10, & 11 REMOVED

EXCEPTION 8 — *GRANT OF EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 3392, PAGE 3638, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. (AFFECTS THE SUBJECT PARCEL, SHOWN HEREON)*

EXCEPTION 12 — *LEE COUNTY ORDINANCE NO. 86–14 RECORDED NOVEMBER 30, 1990 IN OR BOOK 2189, PAGE 3281; AND AMENDED BY ORDINANCE NO. 86–38 IN OR BOOK 2189, PAGE 3334, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. (BLANKET IN NATURE, NOT SHOWN HEREON)*

NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED BY THE NATIONAL GEODETIC SURVEY FOR FLORIDA WEST ZONE, 1983 DATUM WITH 1990 ADJUSTMENT OBTAINED UTILIZING RTK GPS OBSERVATIONS ON THE FDOT NETWORK AND REFER TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 48 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA AS BEING S 89°06'44" W.

2. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY WITH POLICY NUMBER OF6-8812873, AND A POLICY DATE OF OCTOBER 24, 2020 AT 7:50 AM. WITH AN ENDORSEMENT REMOVING EXCEPTIONS 4, 5, 10 & 11, DATED OCTOBER 29, 2020 MAY BE SUBJECT TO EASEMENTS, RESERVATIONS AND/OR RESTRICTIONS OF RECORD. ALL MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY AT LAW.

3. ELEVATIONS SHOWN HEREON ARE IN FEET AND ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988. ELEVATIONS WERE DERIVED BY DIFFERENTIAL LEVELING FROM NGS BENCHMARK T 718, HAVING A PUBLISHED ELEVATION OF 11.27 FEET

4. THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE AE, HAVING A BASE FLOOD ELEVATION OF 10.0' AND FLOOD ZONE X HAVING NO BASE FLOOD ELEVATION PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP # 12071C 0658 F, DATED 8/28/2008. AND FLOOD ZONE X HAVING NO BASE FLOOD ELEVATION PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP # 12071C 0654 F, DATED 8/28/2008. FLOOD LINES SHOWN HEREON WERE OBTAINED FROM A LEE COUNTY GIS FILE AND ARE ASSUMED TO BE APPROXIMATE.

5. CERTAIN FEATURES REPRESENTED BY SYMBOLS MAY NOT BE SHOWN AT THEIR TRUE LOCATION AND/OR SCALE IN ORDER TO BE ABLE TO DEPICT THEM ON THIS MAP.

6. DIMENSIONS SHOWN HEREON ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF.

7. THIS SURVEY DOES NOT ADDRESS ANY ENVIRONMENTAL CONCERNS, ENDANGERED WILDLIFE OR JURISDICTIONAL WETLANDS, IF ANY, EXCEPT AS SHOWN ON THIS SURVEY.

8. THIS CERTIFICATION IS ONLY FOR THE LANDS DESCRIBED HEREON. IT IS NOT A CERTIFICATION OF TITLE, ZONING, SETBACKS, OR FREEDOM OF ENCUMBRANCES.

9. THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR THE DIGITAL SIGNATURE AND DIGITAL SEAL OF A LICENSED FLORIDA SURVEYOR AND MAPPER. NO ADDITIONS OR DELETIONS TO THIS SURVEY MAP ARE PERMITTED WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE SIGNING PARTY.

10. UNLESS OTHERWISE NOTED, BELOW GROUND UTILITIES AND FOUNDATIONS WERE NOT LOCATED FOR THE PURPOSES OF THIS SURVEY.

11. BY SIGNING BELOW I CERTIFY THAT THIS SURVEY WAS MADE UNDER MY DIRECTION AND THAT IT MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17.051, F.A.C, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

12. OWNERSHIP AND ADDRESS INFORMATION SHOWN HEREON WAS TAKEN FROM THE LEE COUNTY PROPERTY APPRAISER WEBSITE AT THE TIME OF THIS SURVEY.

PROPERTY DESCRIPTION

(PER THE PROVIDED TITLE COMMITMENT)
THE SOUTH 188 FEET OF THE NORTH 455 FEET OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, LESS THE SOUTH 38.00 FEET OF THE EAST 130.00 FEET OF THE NORTH 305.00 FEET,

TOGETHER WITH THE EAST 120 FEET OF THE WEST 200 FEET OF THE NORTH 220 FEET OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4,

TOGETHER WITH THE SOUTH 47 FEET OF THE NORTH 267 FEET OF THE WEST 200 FEET OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 ALL OF SECTION 4, TOWNSHIP 48 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA.

SUBJECT TO STATE ROAD RIGHT-OF-WAY FOR STATE ROAD S-865. ALSO BEING DESCRIBED AS THE FOLLOWING:

A PARCEL OF LAND LYING IN THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 48 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS; COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 4 THENCE (BEARINGS CITED HEREIN ARE IN THE MERIDIAN ASSUMING THE NORTH LINE OF SAID NORTHWEST QUARTER AS BEARING SOUTH 89°57'00" WEST, AND ALL OTHER BEARINGS ARE RELATIVE THERETO) SOUTH 89°57'00" WEST, ALONG THE SAID NORTH LINE, A DISTANCE OF 460.75 FEET; THENCE SOUTH 00°13'22 WEST, A DISTANCE OF 67.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF BONITA BEACH ROAD AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°13'22" WEST, A DISTANCE OF 238.00 FEET; THENCE NORTH 89°57'00" EAST, A DISTANCE OF 130.19 FEET; THENCE SOUTH 00°12'50" WEST, A DISTANCE OF 150.00 FEET; THENCE SOUTH 89°57'00" WEST, A DISTANCE OF 330.54 FEET; THENCE NORTH 00°14'10" EAST, A DISTANCE OF 235.00 FEET; THENCE NORTH 89°57'00" EAST, A DISTANCE OF 80.10 FEET; THENCE NORTH 00°13'47" EAST, A DISTANCE OF 153.00 FEET TO SAID SOUTH RIGHT-OF-WAY LINE; THENCE NORTH 89°57'00" EAST, A DISTANCE OF 120.15 FEET MORE OR LESS TO THE POINT OF BEGINNING.

AND

THE WEST 80 FEET OF THE NORTH 220 FEET OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 4, TOWNSHIP 48 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA. SUBJECT TO STATE ROAD RIGHT-OF-WAY FOR STATE ROAD S-865.

CONTAINING 2.23 ACRES, MORE OR LESS.

CERTIFIED TO:
3601 BONITA BEACH, LLC
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
FORSYTH & BRUGGER, P. A.
FINEMARK NATIONAL BANK & TRUST
MIDWEST ONE BANK

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, AND 5, OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 10/01/21 FOR THE FENCE LOCATION AND 2/12/20 FOR ALL OTHER IMPROVEMENTS.

DONALD L. SAINTENOY III
P.S.M #6761, FOR THE FIRM

11/2/21
DATE

REVISION: REMOVED EXCEPTION LABEL CARRIED OVER FROM PRIOR TITLE DOCUMENTS 11-1-2021.
REVISION: REVISED PER NEW TITLE DOCUMENTS 10-19-2021.
REVISION: ADDED NEW FENCE LOCATION 10-15-2021.
REVISION: ADDED OFFSITE EASEMENT 4-5-2021.
REVISION: REVISE BOUNDARY BEARING LABELS 3-9-2021.
REVISED: ADDED CERTIFICATIONS 10-13-2020

NOT COMPLETE WITHOUT SHEETS 1 AND 2 OF 2

GradyMinor
Q. Grady Minor and Associates, P.A.
3800 Via Del Rey
Bonita Springs, Florida 34134
Civil Engineers • Land Surveyors • Planners • Landscape Architects
Cert. of Auth. EB 0005151 Cert. of Auth. LB 0005151 Business LC 26000266
Bonita Springs: 239.947.1144 www.GradyMinor.com Fort Myers: 239.690.4380

DRAWN BY:	KJG
CHECKED BY:	DLS
JOB CODE:	NRDBBR
SCALE:	N/A
DATE:	13 AUGUST 2020
FILE:	20-11-ALTA.DWG
SHEET:	1 of 2

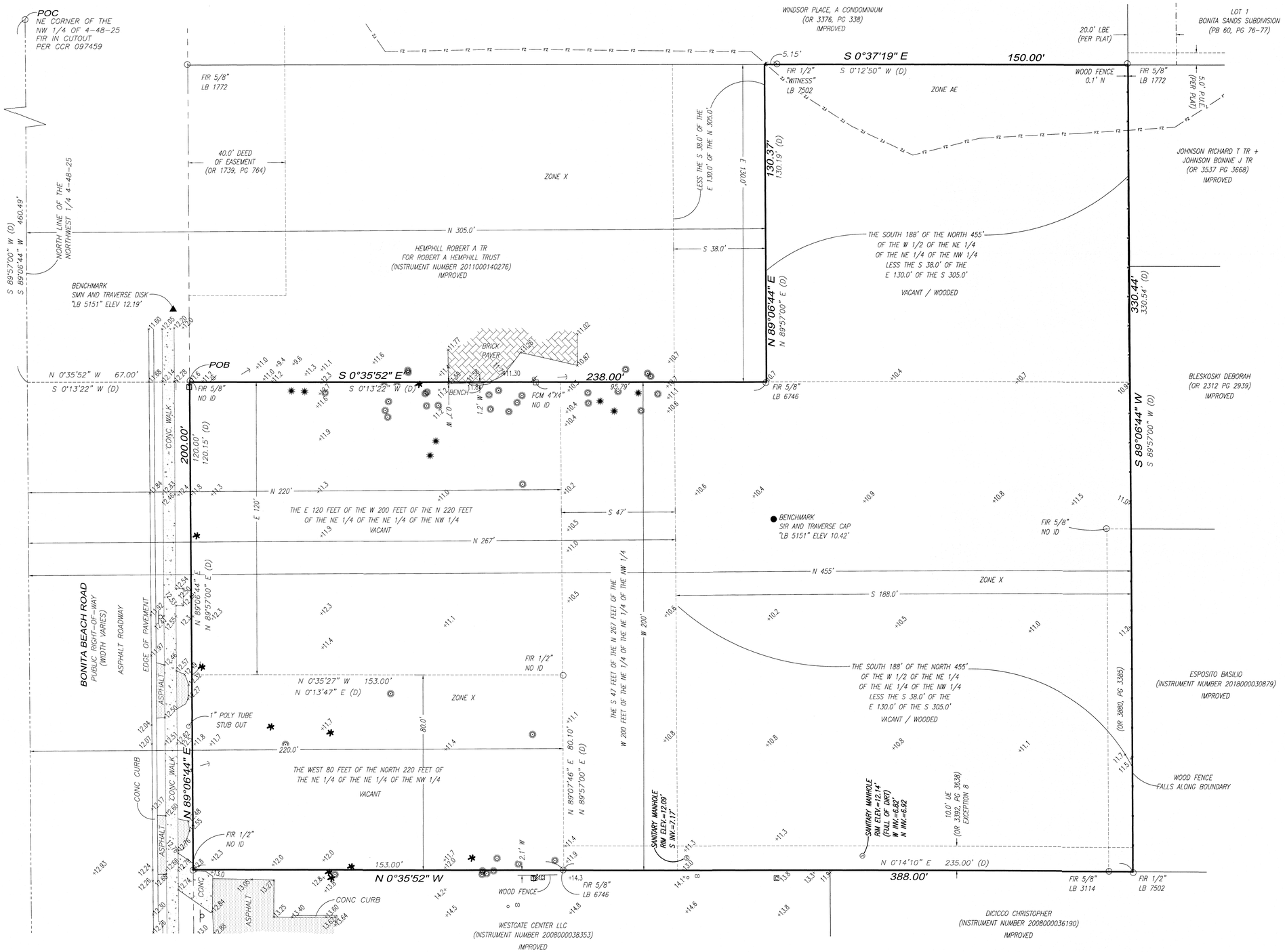
ALTA / NSPS LAND TITLE SURVEY

3601 BONITA BEACH RD SW
BONITA SPRINGS, FL 34134

LYING IN
SECTION 4, TOWNSHIP 48 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

SEAL

G:\SURVEY\PROJECT SURVEY 2020\11 - 3601 BONITA BEACH RD SW\SURVEY\20-11-ALTA.DWG



LEGEND

POC	POINT OF COMMENCEMENT
POB	POINT OF BEGINNING
FIP	○ FOUND IRON PIPE
FIR	○ FOUND 5/8" IRON ROD
SIR	● SET 5/8" IRON ROD w/CAP, L.B. #5151
FCM	□ FOUND CONCRETE MONUMENT
SCM	■ SET CONC. MONUMENT w/ALUMINUM DISK, L.B. #5151
FPK	△ FOUND PARKER KALON NAIL
SMN	▲ SET MAG NAIL w/ALUMINUM DISK, L.B.# 5151
FDH	○ FOUND DRILL HOLE
SDH	● SET DRILL HOLE
FMN	△ FOUND MAG NAIL
FND	FOUND
(P)	PLAT
(M)	MEASURED
(C)	CALCULATED
(D)	DEED
PB	PLAT BOOK
OR	OFFICIAL RECORDS BOOK
PG	PAGE(S)
PSM	PROFESSIONAL SURVEYOR AND MAPPER
LB	LICENSED BUSINESS
SPC	STATE PLANE COORDINATES
ROW	RIGHT-OF-WAY
PUE	PUBLIC UTILITY EASEMENT
CUE	COUNTY UTILITY EASEMENT
UE	UTILITY EASEMENT
AE	ACCESS EASEMENT
DE	DRAINAGE EASEMENT
LME	LAKE MAINTENANCE EASEMENT
LBE	LANDSCAPE BUFFER EASEMENT
IRRE	IRRIGATION EASEMENT
FPL	FLORIDA POWER AND LIGHT
BSUE	BONITA SPRINGS UTILITY EASEMENT
NAVD	NORTH AMERICAN VERTICAL DATUM OF 1988
NGVD	NATIONAL GEODETIC VERTICAL DATUM OF 1929
ELEV	ELEVATION
INV	INVERT ELEVATION
RIM	RIM ELEVATION
A/C	AIR CONDITIONING UNIT/PAD
CONC	CONCRETE
CMP	CORRUGATED METAL PIPE
CPP	CORRUGATED PLASTIC PIPE
RCP	REINFORCED CONCRETE PIPE
CHW	CONCRETE HEADWALL
TOB	TOP OF BANK
TOS	TOE OF SLOPE
EOW	EDGE OF WATER
℄	CENTER LINE
EOP	EDGE OF PAVEMENT
BOL	● BOLLARD
	GREASE TRAP
	SANITARY MANHOLE
CO	○ CLEAN OUT
SV	SEWER VALVE
	CATCH BASIN
	DRAINAGE MANHOLE
MES	MITERED END
	YARD DRAIN
WV	WATER VALVE
	WATER METER
	BACK FLOW PREVENTOR
	FIRE HYDRANT
	FIRE DEPARTMENT CONNECTION
	BACTERIA SAMPLE POINT
ARV	AIR RELEASE VALVE
IRV	IRRIGATION VALVE/ CONTROL VALVE
GV	GAS VALVE
GSM	GAS METER/SERVICE
GMM	GAS MARKER
	UTILITY POLE – WOOD
	UTILITY POLE – CONCRETE
GA	GUY ANCHOR
OH	OVERHEAD WIRES
	LIGHT POLE
	TELEPHONE MANHOLE
TRS	TELEPHONE RISER/BOX
TVR	CABLE TELEVISION RISER/BOX
	ELECTRIC MANHOLE
	ELECTRIC RISER/BOX/METER
	ELECTRIC TRANSFORMER
TL	TRAFFIC LIGHT
	UNDERGROUND UTILITY MARKER
SIGN	SIGN ON POLE
	OAK TREE
	PALM TREE
	PINE TREE
	1" POLY TUBE STUB OUT
	UNKNOWN TREE
CCR	CERTIFIED CORNER RECORD

—— FZ —— FZ —— FZ —— FZ ——
APPROXIMATE FLOOD ZONE LINE

0 10' 20' 40'
SCALE: 1" = 20'
THIS PLAN MAY HAVE BEEN ENLARGED OR REDUCED FROM INTENDED DISPLAY SCALE FOR REPRODUCTION REASONS

GradyMinor

Q. Grady Minor and Associates, P.A.
3800 Via Del Rey
Bonita Springs, Florida 34134

Civil Engineers • Land Surveyors • Planners • Landscape Architects
Cert. of Auth. EB 0005151 Cert. of Auth. LB 0005151 Business LC 26000266

Bonita Springs: 239.947.1144 www.GradyMinor.com Fort Myers: 239.690.4380

DRAWN BY:	KJG
CHECKED BY:	DLS
JOB CODE:	NRDBBR
SCALE:	1" = 20'
DATE:	13 AUGUST 2020
FILE:	20-11-ALTA.DWG
SHEET:	2 of 2

ALTA / NSPS LAND TITLE SURVEY

3601 BONITA BEACH RD SW
BONITA SPRINGS, FL 34134

LYING IN
SECTION 4, TOWNSHIP 48 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

NOT COMPLETE WITHOUT SHEETS 1 AND 2 OF 2

G:\SURVEY\PROJECT SURVEY 2020\11 – 3601 BONITA BEACH RD SW\SURVEY\20-11-ALTA.DWG

The required post sufficiency information meeting for the Bonita Diner Special Exception (SE) was held at 5:30 p.m. on January 6, 2022 at the Bonita Springs Fire Department at 27701 Bonita Grande Drive.

Representatives in attendance for the applicant were:
Sharon Umpenhour - Q. Grady Minor & Associates
Wayne Arnold - Q. Grady Minor & Associates
Maureen Minker - MHK Architecture
Skip Fox - Smith Organics

Six members of the public were in attendance. A sign in sheet was provided and it has been attached to the meeting transcript.

Mr. Arnold opened the meeting and described that the Special Exception was needed to obtain approval for outdoor consumption of alcoholic beverages because the restaurant is located within 500' of a church and residentially zoned property. The restaurant use is permitted by right in the Bonita Beach Road Corridor Overlay; however, the outdoor service of alcohol does require the approval of the Special Exception by City Council.

Mr. Arnold provided a copy of the site plan for the 150+ seat restaurant and highlighted the restaurant building, parking areas, and buffers. Additional visual details of the outdoor courtyard dining area were displayed and discussed. Mr. Arnold highlighted the location of the enclosed building areas, proposed wall locations and the outdoor courtyard seating area. Images of the proposed courtyard seating area was shown to the attendees.

Members of the public asked questions regarding landscape buffer widths and wall heights. The project architect, Maureen Minker responded with information regarding the building height, which is approximately 19' high, and that the landscape buffer adjacent to the residential properties will be 15' wide with an 8' tall solid wall.

Other questions asked related to hours of operation and outdoor music. Skip Fox representing the Bonita Beach Diner ownership group responded that the restaurant will be open for lunch and dinner during the week with closing at 10:00 p.m., except Sundays which would close at 9:00 p.m. Brunch would be offered on Saturday and Sunday mornings with opening hours at 9:30 a.m. or 10:00 a.m.

Mr. Fox indicated that the Lake Park Diner in Naples does not have live entertainment but does have background music. Mr. Fox indicated that if live entertainment is offered it would be a solo performer and that if the sound was amplified it would be with small speakers.

Mr. Arnold provided the attendees with contact information and links to the project information on their company website.

The meeting was adjourned at approximately 6:00 p.m.

ATTACHMENT C

From: Richard Johnson <rtjohn86@gmail.com>
Date: November 30, 2020 at 8:50:51 AM EST
To: Mary Zizzo <MZizzo@cityofbonitaspringscd.org>
Subject: RE: case#SPE20-75174-BOS

To Mary,
We are Richard and Bonnie Johnson and we live at 3566 McComb Lane in Bonita. Our property abuts the south eastern property edge of the property that is questioned in this case. We are very concerned about the building of such a large magnitude for outside entertainment, noise and disruption of our quiet residential neighborhood. We have lived here since building our home in 1989 and have enjoyed the restfulness of this neighborhood. We really hope that the city will not allow this building in our back yard. We are 93 and 82 years old and hope our concern will be taken in consideration at the meetings. Thank you,
Bonnie and Richard Johnson.

From: jeanparadis@gmail.com <jeanparadis@gmail.com>
Sent: Monday, November 30, 2020 12:55 PM
To: Mary Zizzo <MZizzo@cityofbonitaspringscd.org>
Subject: Case #SPE20-75174-BOS

Hello Ms Zizzo,

We live at 3571 McComb Lane and have questions about the development on the above project.

The plans seem to be a stretch for the size of the property.....outdoor seating for 200, outdoor elevated stage .

We plan to attend meetings so we can understand the scope of the project. I'm sure the architects are aware of sound measurements . Please add us to your information regarding meetings. Thank you.

Regards,
Jean and Tom Paradis

Sent from my iPhone

From: ab <josefinedassau@aol.com>
Sent: Thursday, December 3, 2020 2:11 PM
To: Mary Zizzo <MZizzo@cityofbonitaspringscd.org>
Subject: Case# SPE20-75174-BOS

Dear Ms. Zizzo,

We're part residents of Bonita for 40 years now.

Since 1992 we're living on McComb Ln 3581

May we express our big concerns about the exception for zoning Bonita Diner Special on Bonita Beach Road.

In our opinion and we're sure also from our neighborhood, we're worrying about the size of the building and also the planned outdoor bar, outdoor games and live music.
Isn't to call it a Diner misleading?
We've had this problem once before, when "Sneaky Petes" opened and was planned as a family restaurant. It turned out to be a Bar also and the music is very loud sometimes. That's inside!

Can't imagine how noisy this entertainment outside will be and how negative it'll be for our quiet neighborhood and also for our property values.

As you're the City Planner, we do need your help please.
Thank you very much in advance.

Sincerely,
Josefine and Willi Dassau

From: Uta Ehmke <ehmkeuta@gmail.com>
Sent: Saturday, December 5, 2020 6:38 AM
To: Mary Zizzo <MZizzo@cityofbonitaspringscd.org>
Subject: Case# SPE20-75174-BOS
Importance: High

Dear Ms. Zizzo,

we're part time residents of Bonita since 1990 in 3561 McComb Ln, Bonita Springs, FL 34134

We must express our biggest concerns about the exception for zoning Bonita Diner Special on Bonita Beach Road.

In our opinion and we're sure also from our neighborhood, we're worrying about the size of the building and also the planned outdoor bar,
outdoor games and live music.

Isn't to call it a Diner misleading?

Can't imagine how noisy this entertainment outside will be and how negative it'll be for our quiet neighborhood and also for our property values.

As you're the City Planner, we really do need your help!!!

Thank you very much in advance.

Sincerely yours
Werner Mehrbrodt & Uta Ehmke

From: Kay Happel <khap33@outlook.com>
Sent: Sunday, December 6, 2020 3:50 PM
To: Mary Zizzo <MZizzo@cityofbonitaspringscd.org>
Cc: laura.carr@cityofbonitasprings.org
Subject: Bonita Diner zoning exception case#SPE20-75174-BOS

Dear Mary Zizzo,

My husband and I are opposed to subject zoning exception, as are many of our neighbors. A new business should enhance the immediate neighborhood; this "Diner" as proposed, would damage our Florida life style and thus our property values. There are building codes requiring that we contain our water drainage so as not to flood our neighbor. In the same way, we also contain our noise so that we don't impose our lives on our neighbor. The fact that this business is all about "consumption outdoors" means that they cannot contain their noise; it will be heard for blocks. We will be forced to live indoors, close our windows and hope we can hear our TVs and sleep at night. This will devalue our property which we count on to sustain us through retirement.

This proposed "Diner" is really an all outdoor restaurant/bar/nightclub. The owners say it is not a nightclub because it is only open to 10pm(until they decide to stay open later).??? If this exception is approved, what's to stop them???

<u>Noise factors – concerns to address</u>
Outdoor capacity for 200-300 people -consuming food and drink
Large outdoor bar
Outdoor games
Outdoor elevated stage for live amplified music
Open 10am – 10pm with potential to be open later

We suggest that they enclose it all in a roofed building with sound proofing.
Or
Build a "Diner" like they built in Naples, Lake Park Diner,(no bar, no stage, no live music, no games).
Or
Change locations totally(not adjacent to residential property)

Sneaky Pete's has live music, in a building where they have added some sound proofing (after neighbor's complaints) which helped, but music is still heard at times inside the house. This "Diner" is Sneaky Pete's only outdoors. Imagine how loud and how far unobstructed noise will travel. Imagine this in your neighborhood from morning to 10pm. Would you want this, literally, in your back yard?

We have been fulltime residents at 3645 McComb Lane for 22 years and hope you will address our concerns and save our quiet neighborhood and our hard earned retirement.

Thank you

Kay Happel and Patrick Lapointe

Sent from Mail for Windows 10

From: Michael Zandlo <mikezandlo@gmail.com>
Sent: Wednesday, December 9, 2020 1:02 PM
To: Mary Zizzo <MZizzo@cityofbonitaspringscd.org>
Subject: Case #SPE20-75174-BOS

Hi Mary,

Has a date been set for the December meeting about the special exemption?

I have some serious concerns about this project regarding noise levels. The neighborhood had a problem with noise levels from Sneaky Petes and their live music is indoors. I don't understand how an outdoor live music venue can be allowed considering all the complaints that were made about Sneaky Petes.

Is there a website where I can find more information about this project.

Thanks,

Mike Zandlo

From: David Hearnden <david3830@aol.com>
Date: December 9, 2020 at 8:01:19 PM EST
To: Mary Zizzo <MZizzo@cityofbonitaspringscd.org>
Subject: #spe20-75174-BOS

Good morning my name is David Hearnden
3666McComb Lane Bonita Springs 34134.
About this request for planning of this restaurant, it is just a terrible idea. It is going to effect a lot of elderly people who live year round, right behind this proposed business. The amount of traffic that will come onto McComb lane will be tremendous. McComb Lane is a private rd, and right now it is used as a through rd by a lot of cars, in actuality they are trespassing. We are taxed the same as every other street east of us, those streets are county, we are not. The county refuse to do repairs to the drains, to prevent flooding, so my worry is that if there is a flood which is often and there is an accident. Then what happens, and with the late night drinking and up to 300 cars , some of which will use our street as a through fare it is a given that will happen. If the county was to asses us at a lower rate , so we could afford drainage , that might help. Up till then this plan is a disaster , not something Bonita needs, plus if it is like the other place they own it will not last. Then what, I honestly don't reckon you have given the welfare of year round residents any real thought. Please see that this is not brought to happen. On a another point our housing prices are going to tumble, and probably would not recover. Bonita would lose tax dollars on those sales.

Sent from my iPad

From: David Hearnden <david3830@aol.com>
Sent: Monday, December 14, 2020 3:42 PM
To: Mary Zizzo <MZizzo@cityofbonitaspringscd.org>
Subject: Diner

Since my last e mail, two houses that would be effected by it, are now up for sale. Think there may be a couple more, mine being one of them Sent from my iPad

WESTGATE CENTER, llc

4505 SE County Road 760
Arcadia, FL 34266
239-248-0020-Telephone

March 31, 2021

Derek Rooney
City Attorney
9101 Bonita Beach Road
Bonita Springs, FL 34135

Arleen Hunter
City Manager
9101 Bonita Beach Road
Bonita Springs, FL 34135

Rick Steinmeyer
District 1
9101 Bonita Beach Road
Bonita Springs, FL 34135

Jesse Purdon
District 2
9101 Bonita Beach Road
Bonita Springs, Fl 34135

Laura E. Carr
District 3
9101 Bonita Beach Road
Bonita Springs, FL 34135

Chris Corrie
District 4
9101 Bonita Beach Road
Bonita Springs, Fl 34135

Michael S. Gibson, Jr
District 5
9101 Bonita Beach Road
Bonita Springs, FL 34135

Fred Forbes
District 6
9101 Bonita Beach Road
Bonita Springs, FL 34135

John Dulmer III, AICP
Community Development Director
Department of Community Development
Planning & Zoning Division
9220 Bonita Beach Road, Suite 111
Bonita Springs, FL 34135

Mary Zizzo Esp., Planner II
Department of Community Development
Planning & Zoning Division
9220 Bonita Beach Road, Suite 111
Bonita Springs, Fl 34135

Reference: Bonita Beach Diner or Bonita Diner
Case Numbers: DOS 20-75529-BOS
SPE 20-75174-BOS

Dear Ladies and Gentlemen:

My name is Paul Cartwright, I am the owner of Westgate Center, 3635-3665 Bonita Beach Road, the office complex located directly west of this proposed project. I am against having amplified music/live entertainment on this proposed project.

I believe Bonita Beach Diner/Bonita Diner can legally operate without any special exemptions if it was operated inside an enclosed building. If this was done inside a building, odds are there would not be any noise that could possibly affect the businesses that are in my complex. However, they wish to have this all outside and that is why the request for a special exemption. If you allow this amplified music/live entertainment to go on outside there is a possibility that it disrupts the businesses in my complex and could possibly be a financial hardship to me. To resolve the noise problem, I would have to call the sheriff's department and then based on the noise complaint the sheriff can decide if it actually is a problem or not. Why should I be put through this possible hardship?

At the public hearing on September 21, 2020, at the Bonita Springs Fire Station, I asked them if they had the music going on at their Naples complex (Lake Park Diner) where I could go and listen to the music to see if it would be a hardship or not. At that time, their representative told me that "No they didn't have the amplified music, that they were in to get approval with the city of Naples". Upon further investigation, I found out that this was a false statement. They were denied months earlier amplified music at the city council meeting on February 19, 2020. Reference petition number 19-LE10. Please review on Naples TV city council meeting archive dated February 19, 2020, item number 13. Also, at that meeting they were asked about their code violations. They had been cited for increasing their seating without approval. Additionally, numerous city council members were concerned about the parking that was taking place on road right of ways and in neighboring parking lots.

The reason I bring all this up is on their application with the city of Bonita Springs, they said they would be in charge of the volume control. Based on their pass history it doesn't look like they follow the rules too well. Additionally, they lied at the Bonita public hearing on this matter knowing full well they had been turned down for the same application that they were trying to get out of the city of Bonita Springs. You have to ask yourself why were they hiding this matter.

I went down to the city of Naples to research this matter on March 29, 2021. After talking to the city, I went by the applicants Naples location (Lake Park Diner) to get a feel for it. It was lunch time and the place was packed. Not only were all the chairs taken but there was approximately 15 people in line, I assume for take-out. Business was extremely good. Even watching the Naples council meeting of February 2020, the council members all expressed how well this restaurant was doing. On Lake Park Diner's Facebook page, they show where they have received numerous awards every year and also it shows where they did an expansion and that it would be ready October 2020. **ALL THIS WAS DONE WITHOUT AMPLIFIED OR LIVE MUSIC!** They're so successful that they plan on doing it again in Bonita Springs.

As it is currently zoned, Westgate Center tenants can operate 24 hours a day. There are no time restrictions to the hours my tenants can work. If you allow this special exemption on amplified music/live entertainment the city will have to prove now or in the future why they granted it to a business that has already proven they do not need the music to be successful. And at the same time possibly harming my complex and nearby residents. Please remember it is not only the job of the city council and city employees to bring in new business but also and more importantly to protect the current and long-standing taxpaying businesses and residents that have been in the city for many years.

If the city allows this, it will be quicker and easier for me to seek immediate litigation on this matter than deal with the possible noise and financial loss for many years to come. I believe a court will ask the same questions that I have asked and I believe the city will not be able to come up with a reasonable answer on why they approved this.

I URGE THE CITY COUNCIL TO DENY THIS SECIAL EXEMPTION FOR AMPLIFIED MUSIC/LIVE ENTERTAINMENT.

Respectfully,

Paul Cartwright

RETURN TO:
City of Bonita Springs
Community Development Department
Attn: Mary Zizzo
9220 Bonita Beach Road, Suite 109
Bonita Springs, FL 34135
mzizzo@cityofbonitaspringscd.org

Support ✓ Oppose _____

Application: SPE20-75174-BOS, Bonita Diner Special Exception

DATE: 1/12/22
NAME: Pam Whitfield PHONE: 239.777.0083
ADDRESS: 3646 McDab Ln CITY/STATE/ZIP: Bonita 34134

RECOMMENDATIONS AND POSTPONEMENTS: The Board may accept, reject or modify staff recommendations and take such other appropriate and lawful action including continuing said public hearings.

CONDUCT OF HEARINGS: These hearings are quasi-judicial and must be conducted to afford all parties due process. Any communication that Council Members have outside of the public hearing must be fully disclosed at the hearing. Anyone who wishes to speak at the hearing will be sworn in and may be subject to questions by the board, city staff or applicant. Public comment is encouraged, and all relevant information should be presented to the Board so a fair and appropriate decision can be made. Tapes are limited to three (3) minutes in length and are to be submitted to the Zoning Division one week prior to the meeting date for review. All tapes/information submitted for the public record will not be returned.

GROUP REPRESENTATIVES: Any person representing a group or organization must provide written authorization to speak on behalf of that group. The representative shall inform Staff prior to the hearing of their intent to speak on behalf of a group and provide staff the name of that group.

I will have a representative at the Zoning Board Hearing and/or City Council. My representative's name, address, and phone are:
NAME: _____ PHONE: _____
ADDRESS: _____ CITY/STATE/ZIP: _____

APPEALS: If a person decides to appeal any final decision made by the City Council, with respect to any matter considered at such hearing, they are responsible at their own expense for ordering from the court reporter to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence on which the appeal is to be based.

From: willidassau@aol.com
Date: January 27, 2022 at 8:10:57 AM EST
To: Mary Zizzo <MZizzo@cityofbonitaspringscd.org>
Subject: Bonita Diner Special Exception
Reply-To: willidassau@aol.com

Dear Mrs. Zizzo,

Again we would like to express our concerns of the exception for outdoor consumption at Bonita Diner. We're a single family neighborhood and having outdoor activities at a restaurant will bring a lot of noise especially for our old neighbors across the street on McComb Ln.

As I wrote before we knew what happened when Sneaky Pete's opened and it turned out that it was not just a Family Restaurant like it was proposed at the beginning.

Thank you very much for your understanding and hopefully help.

Sincerely,
Willi & Josefine Dassau

RETURN TO:
City of Bonita Springs
Community Development Department
Attn: Mary Zizzo
9220 Bonita Beach Road, Suite 109
Bonita Springs, FL 34135
mzizzo@cityofbonitaspringscd.org

Support _____ Oppose X

Application: SPE20-75174-BOS, Bonita Diner Special Exception

DATE: 1-27-2022
NAME: Will Dassau PHONE: 239-495-7372
ADDRESS: 3581 McComb Ln CITY/STATE/ZIP: Bonita Springs, FL 34134

RECOMMENDATIONS AND POSTPONEMENTS: The Board may accept, reject or modify staff recommendations and take such other appropriate and lawful action including continuing said public hearings.

CONDUCT OF HEARINGS: These hearings are quasi-judicial and must be conducted to afford all parties due process. Any communication that Council Members have outside of the public hearing must be fully disclosed at the hearing. Anyone who wishes to speak at the hearing will be sworn in and may be subject to questions by the board, city staff or applicant. Public comment is encouraged, and all relevant information should be presented to the Board so a fair and appropriate decision can be made. Tapes are limited to three (3) minutes in length and are to be submitted to the Zoning Division one week prior to the meeting date for review. All tapes/information submitted for the public record will not be returned.

GROUP REPRESENTATIVES: Any person representing a group or organization must provide written authorization to speak on behalf of that group. The representative shall inform Staff prior to the hearing of their intent to speak on behalf of a group and provide staff the name of that group.

I will have a representative at the Zoning Board Hearing and/or City Council. My representative's name, address, and phone are:
NAME: Jean Paradis PHONE: 970-260-5557
ADDRESS: 3571 McComb Ln CITY/STATE/ZIP: Bonita Springs, FL 34134

APPEALS: If a person decides to appeal any final decision made by the City Council, with respect to any matter considered at such hearing, they are responsible at their own expense for ordering from the court reporter to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence on which the appeal is to be based.

From: Uta Ehmke <ehmkeuta@gmail.com>
Sent: Wednesday, January 26, 2022 11:31 AM
To: Mary Zizzo <MZizzo@cityofbonitaspringscd.org>
Cc: WM Mobil <wmehrbrodt1@gmail.com>
Subject: SPE20-75174-BOS

Dear Mrs. Zizzo,

find enclosed our opposing ketter for the Bonita Diner Special Exception.

We are totally against that project close to our neighborhood!
It is:
-to close to our neighborhood
-will be too noisy
-too much traffic for Bonita Beach Rd, which is already overloaded with traffic!!!

CASE NUMBER: SPE20-75174-BOS

CASE NAME: Bonita Diner Special Exception

REQUEST: A special exception request at 3621 & 3601 Bonita Beach Rd. to allow outdoor consumption on premises, associated with a Restaurant, Group III use.

LOCATION: The subject property is located at 3621 and 3601 Bonita Beach Rd, Springs, FL 34134. STRAP: 04-48-25-B1-00016.0000 and 04-48-25-B1-00016.0010

Any person requiring special accommodations at any of the meetings because of a disability or physical impairment should contact Lisa Roberson, Director of Financial and Administrative Services, at 239-949-6262, at least 48 hours prior to the meeting. If a person decides to appeal a decision made by the council in any matter considered at this meeting/hearing, such person may need to ensure that a verbatim record of the proceeding is to be made, to include the testimony and evidence upon which any such appeal is to be based.

RETURN TO:
City of Bonita Springs
Community Development Department
Attn: Mary Zizzo
9220 Bonita Beach Road, Suite 109
Bonita Springs, FL 34135
mzizzo@cityofbonitaspringscd.org

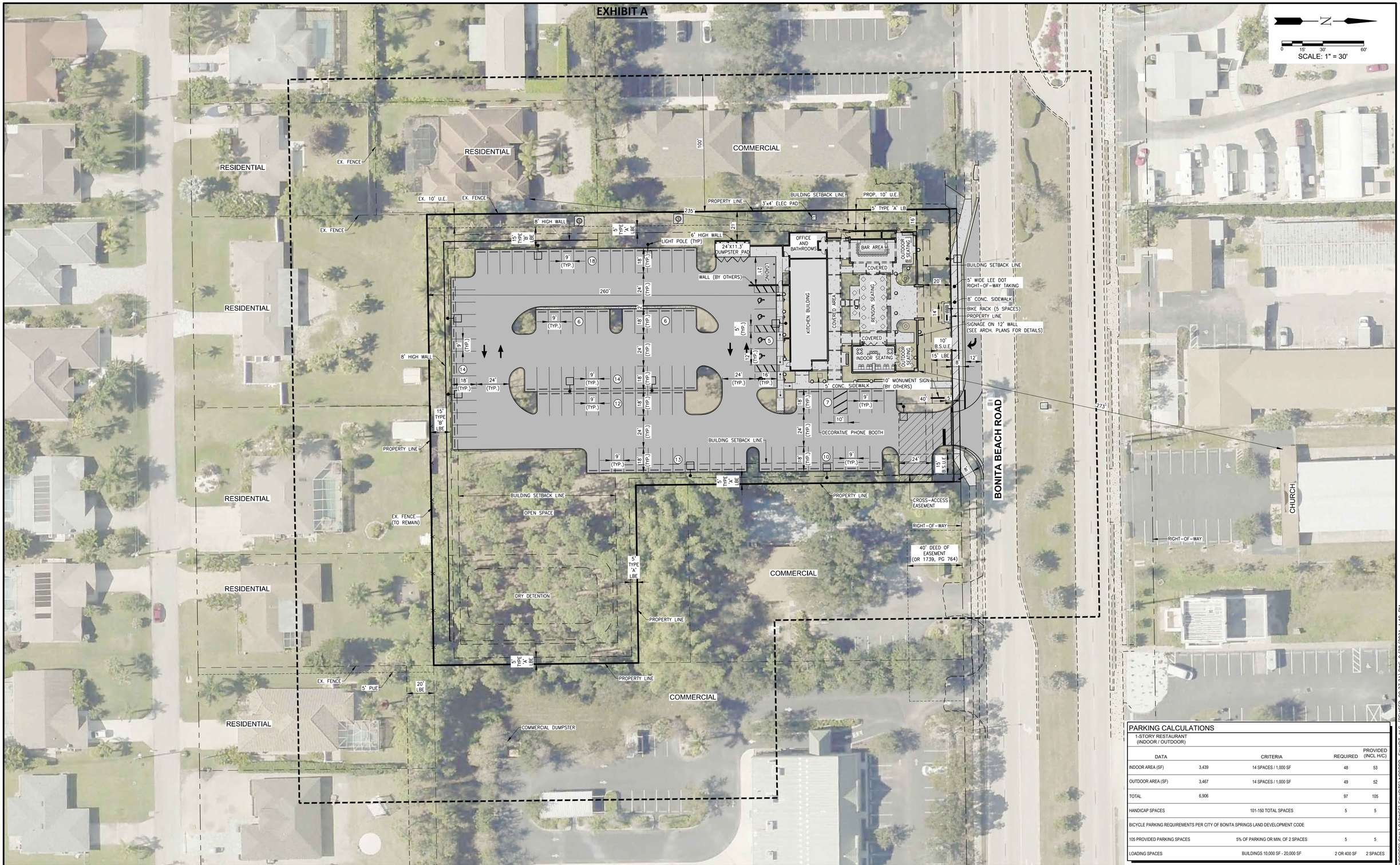
Support _____ Oppose X

Application: SPE20-75174-BOS, Bonita Diner Special Exception

DATE: 1-26-2022
NAME: Werner Heuybrodt PHONE: 239-947-6682
ADDRESS: 3561 McComb Ln CITY/STATE/ZIP: Bonita Springs, FL 34134

Signature:

EXHIBIT A



PARKING CALCULATIONS				
1-STORY RESTAURANT (INDOOR / OUTDOOR)				
DATA		CRITERIA	REQUIRED	PROVIDED (INCL H/C)
INDOOR AREA (SF)	3,439	14 SPACES / 1,000 SF	48	53
OUTDOOR AREA (SF)	3,467	14 SPACES / 1,000 SF	49	52
TOTAL	6,906		97	105
HANDICAP SPACES		101-150 TOTAL SPACES	5	5
BICYCLE PARKING REQUIREMENTS PER CITY OF BONITA SPRINGS LAND DEVELOPMENT CODE				
105 PROVIDED PARKING SPACES		5% OF PARKING OR MIN. OF 2 SPACES	5	5
LOADING SPACES		BUILDINGS 10,000 SF - 20,000 SF	2 OR 400 SF	2 SPACES

LEGEND

CROSS-ACCESS EASEMENT
LEE COUNTY RIGHT-OF-WAY TAKING

Revision	Date	Description	By

DESIGNED BY: J.D.
DRAWN BY: S.T./K.L.M.
APPROVED: M.T.H.
JOB CODE: NRDBBR
SCALE: 1" = 30'

GradyMinor

Q. Grady Minor and Associates, P.A.
3800 Via Del Rey
Bonita Springs, Florida 34134

Civil Engineers • Land Surveyors • Planners • Landscape Architects
Cert. of Auth. EB 0005151 • Cert. of Auth. LB 0005151 • Business LC 26000266

Bonita Springs: 239.947.1144 www.GradyMinor.com Fort Myers: 239.690.4380

BONITA BEACH DINER SPECIAL EXCEPTION

EXHIBIT IV.G
CONCEPTUAL SITE PLAN

MUNICIPALITY: CITY OF BONITA SPRINGS
SEC/TWNSHP/RNG: 04/48S/25E
DATE: OCTOBER 2020
SUBMITTAL TYPE: SPECIAL EXCEPTION
SHEET 1 OF 1

G:\ENGINEERING\PROJ-ENG\N\NRDBBR\CIVIL\DTDWGS\EXHIBITS\NRDBBR-Exhibit IV.G (REVISED 09.27.21).DWG 9/28/2021 1:40 PM

SPE2-73174-D06

EXHIBIT B

Bonita Park Diner
3621 Bonita Beach Road
Bonita Springs, Florida 34134

MHK
ARCHITECTURE
& PLANNING

975 6TH AVENUE SOUTH
NAPLES FLORIDA 34102
PHONE: (239) 919 · 0786
WWW. MHKAP.COM

THE DRAWING AND DESIGN WITHIN THIS HARD COPY OR DIGITAL FILE IS THE PROPERTY AND CREATION OF MHK ARCHITECTURE & PLANNING. IT SHALL NOT BE REPRODUCED IN WHOLE OR IN PART, WITHOUT THE EXPRESSED WRITTEN CONSENT OF MHK ARCHITECTURE & PLANNING. © 2021

CONSULTANT:

BONITA PARK DINER
ADAM SMITH
3621 BONITA BEACH ROAD SW
BONITA SPRINGS, FLORIDA 34134

FLORIDA SEAL
REG# AR 16971

NOT FOR CONSTRUCTION

ISSUE	DATE:
SPECIAL EXCEPT. RESUB.	05.28.21

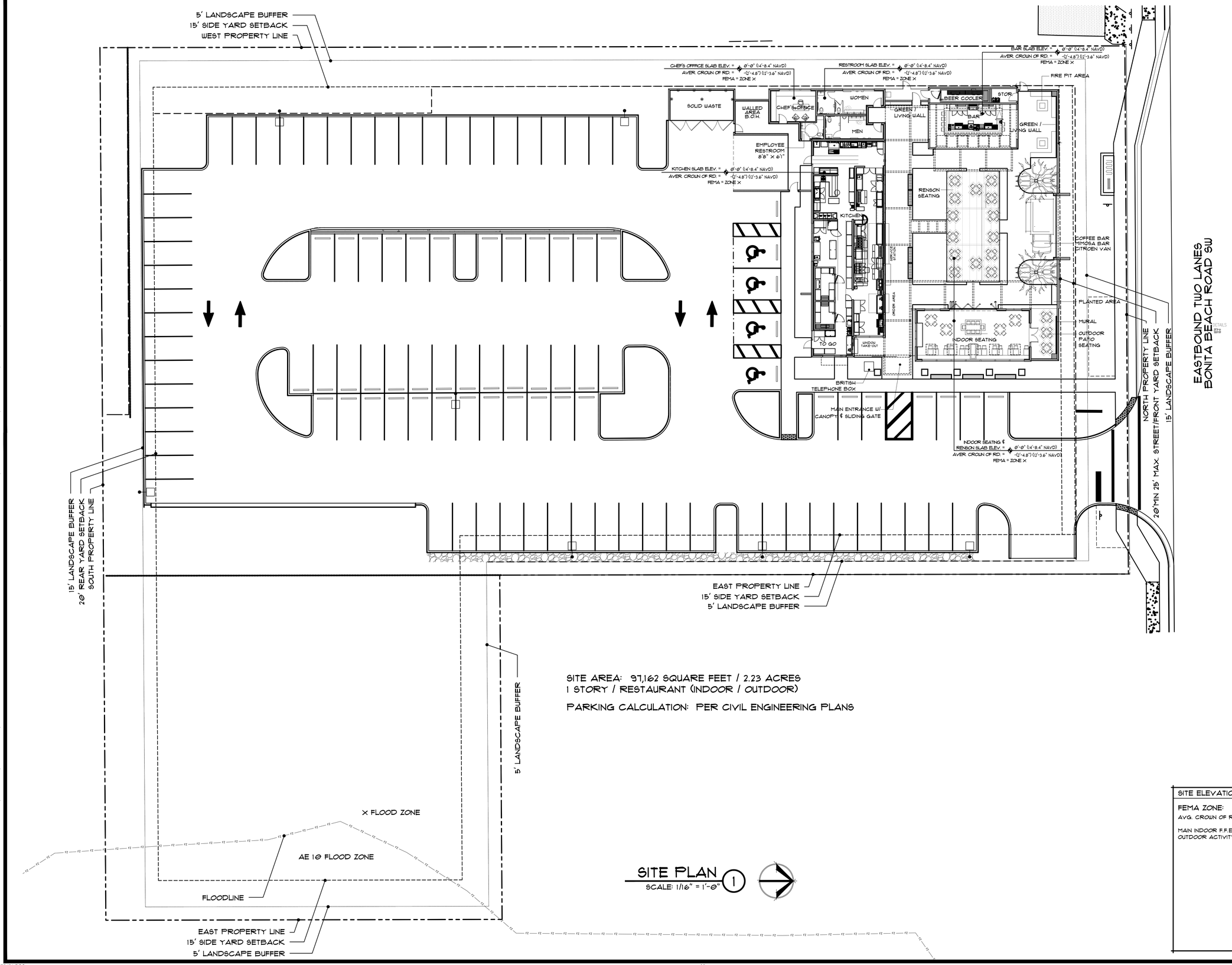
DRAWN BY: MHM
CHECKED BY: MHM

PHASE DD
PR NO 20018

A0

WED 19 MAY 2021 <12:50:55PM EST> \OLUMES/DROPBOX/20018_3621_BONITA_BEACH_ROAD_LAKE_PARK_DINER_SMITH/ARCHITECTURE/DRAWINGS/CADFILES/BASEFILES/DD2/MHK_20018_3621 BONITA BEACH ROAD_DD2_2021-03-25.DWG

WED 19 MAY 2021 <12:51:00PM EST> \OLUMES/DROPBOX/20018_3621 BONITA BEACH ROAD_LAKE PARK DINER_SMITH/ARCHITECTURE/DRAWINGS/CADFILES/BASEFILES/DD2/MHK_20018_3621 BONITA BEACH ROAD_DD2_2021-03-25.DWG



SITE AREA: 97,162 SQUARE FEET / 2.23 ACRES
1 STORY / RESTAURANT (INDOOR / OUTDOOR)

PARKING CALCULATION: PER CIVIL ENGINEERING PLANS

SITE PLAN (1)

SCALE: 1/16" = 1'-0"

SITE ELEVATION INFORMATION	
FEMA ZONE:	X ZONE
AVG. CROWN OF ROAD:	12.3' NAVD
MAIN INDOOR F.F.E.:	14'-8.4" NAVD
OUTDOOR ACTIVITY F.F.E.:	14'-8.4" NAVD

MHK ARCHITECTURE & PLANNING
975 6TH AVENUE SOUTH
NAPLES, FLORIDA 34102
PHONE: (239) 919-0786
WWW. MHKAP.COM

THE DRAWING AND DESIGN WITHIN THIS HARD COPY OR DIGITAL FILE IS THE PROPERTY AND CREATION OF MHK ARCHITECTURE & PLANNING. IT SHALL NOT BE REPRODUCED IN WHOLE OR IN PART, WITHOUT THE EXPRESSED WRITTEN CONSENT OF MHK ARCHITECTURE & PLANNING. © 2021

CONSULTANT:

BONITA PARK DINER
ADAM SMITH
3621 BONITA BEACH ROAD SW
BONITA SPRINGS, FLORIDA 34134

FLORIDA SEAL
REG# AR 16971

NOT FOR CONSTRUCTION

ISSUE	DATE:
SPECIAL EXCEPT. RESUB.	05.28.21

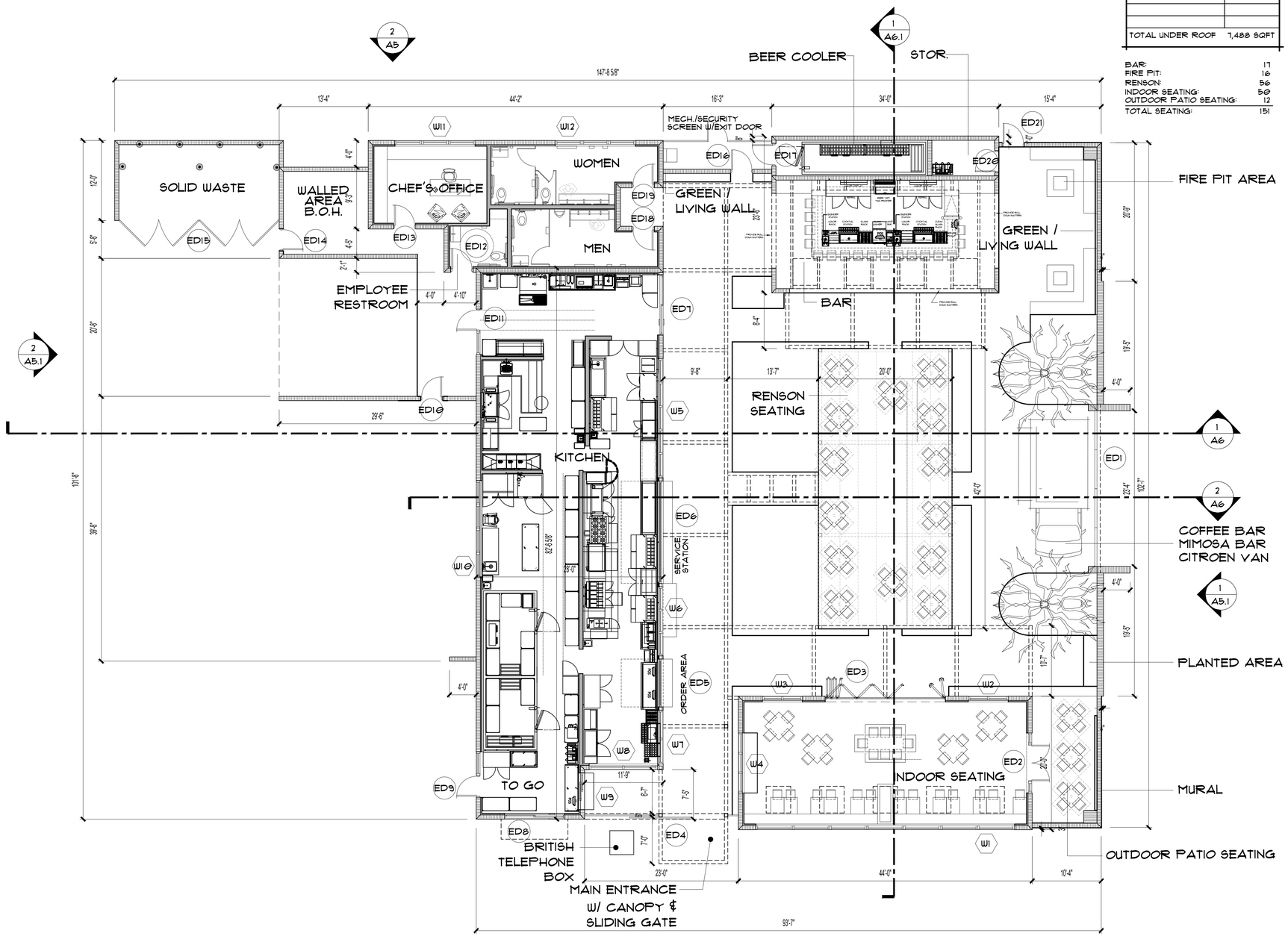
DRAWN BY: MHM
CHECKED BY: MHM

PHASE DD
PR NO 20018

A1

AREA CALCULATIONS	
KITCHEN	2,206 SQFT
RESTROOMS/CHEF	799 SQFT
INDOOR SEATING	880 SQFT
TOTAL UNDER AIR	3,885 SQFT
BAR	596 SQFT
BEER COOLER/STOR.	203 SQFT
RENSON SEATING	840 SQFT
COVERED WALKWAYS	1,964 SQFT
TOTAL UNDER ROOF	7,488 SQFT

BAR:	17
FIRE PIT:	16
RENSON:	56
INDOOR SEATING:	50
OUTDOOR PATIO SEATING:	12
TOTAL SEATING:	151



FIRST FLOOR PLAN (1)
SCALE: 1/8" = 1'-0"

MHK ARCHITECTURE & PLANNING
975 6TH AVENUE SOUTH
NAPLES, FLORIDA 34102
PHONE: (239) 919-0786
WWW. MHKAP.COM

THE DRAWING AND DESIGN WITHIN THIS HARD COPY OR DIGITAL FILE IS THE PROPERTY AND CREATION OF MHK ARCHITECTURE & PLANNING. MATERIAL MAY NOT BE REPRODUCED IN WHOLE OR IN PART, WITHOUT THE EXPRESSED WRITTEN CONSENT OF MHK ARCHITECTURE & PLANNING. © 2021

CONSULTANT:

BONITA PARK DINER
ADAM SMITH
3621 BONITA BEACH ROAD SW
BONITA SPRINGS, FLORIDA 34134

FLORIDA SEAL
REG# AR 16971

NOT FOR CONSTRUCTION

ISSUE	DATE
SPECIAL EXCEPT. RESUB.	05.28.21

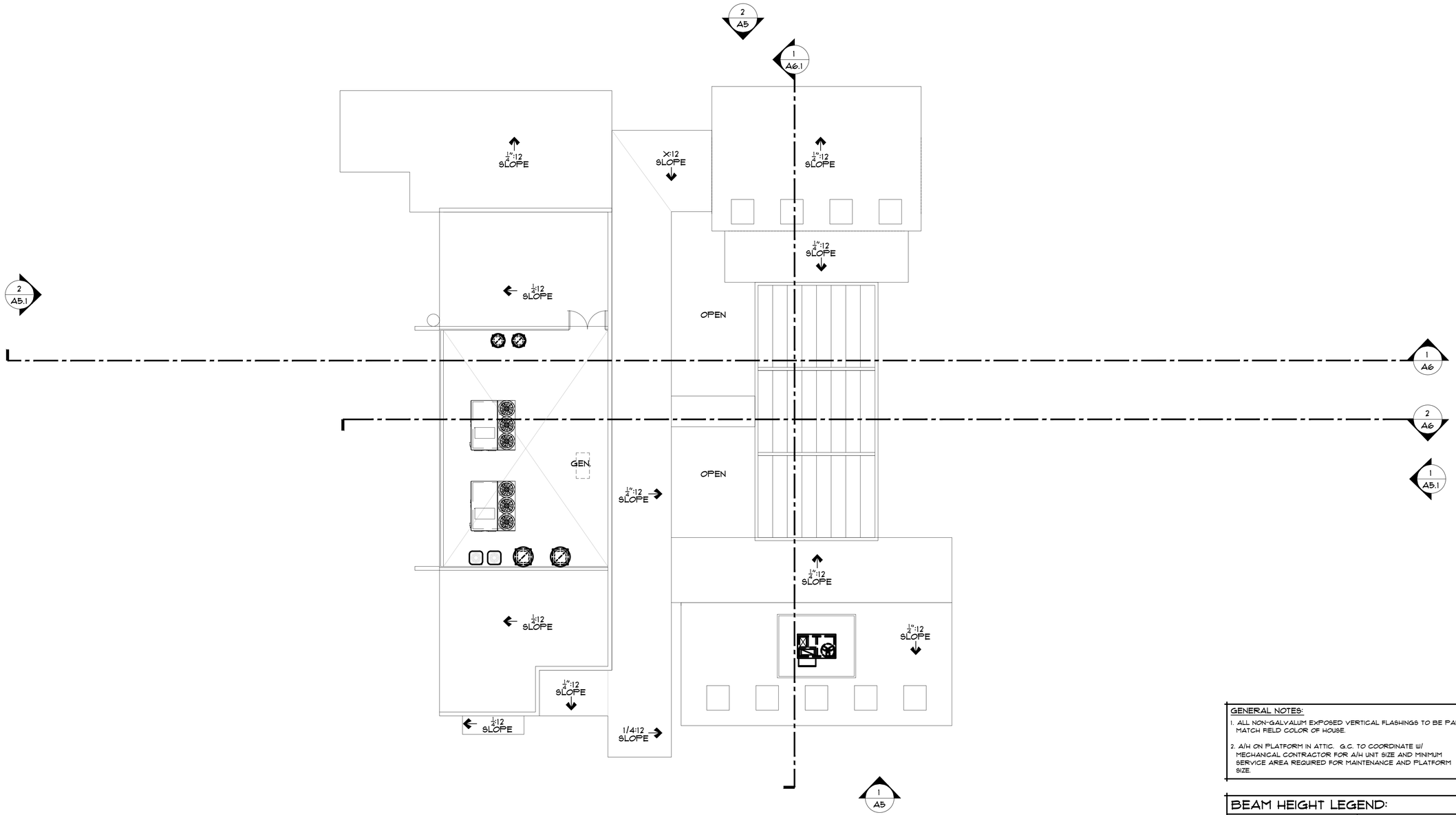
DRAWN BY: MHM
CHECKED BY: MHM

PHASE DD
PR NO 20018

A2

WED 19 MAY 2021 <12:51:05PM EST> \OLUMES/DROPBOX/20018_3621_BONITA_BEACH_ROAD_LAKE_PARK_DINER_SMITH/ARCHITECTURE/DRAWINGS/CADFILES/BASEFILES/DD2/MHK_20018_3621_BONITA_BEACH_ROAD_DD2_2021-03-25.DWG

WED 19 MAY 2021 <12:51:10PM EST> \\OLUMES/DROPBOX/20018_3621_BONITA_BEACH_ROAD_LAKE_PARK_DINER_SMITH/ARCHITECTURE/DRAWINGS/CADFILES/BASEFILES/DD2/MHK_20018_3621 BONITA BEACH ROAD_DD2_2021-03-25.DWG



ROOF PLAN (1)

SCALE: 1/8" = 1'-0"

GENERAL NOTES:

1. ALL NON-GALVALUM EXPOSED VERTICAL FLASHINGS TO BE PAINTED TO MATCH FIELD COLOR OF HOUSE.
2. A/H ON PLATFORM IN ATTIC. G.C. TO COORDINATE W/ MECHANICAL CONTRACTOR FOR A/H UNIT SIZE AND MINIMUM SERVICE AREA REQUIRED FOR MAINTENANCE AND PLATFORM SIZE.

BEAM HEIGHT LEGEND:

DESCRIPTION:	SYMBOL
TOP OF BEAM @ EL = X'-X"	
TOP OF BEAM @ EL = X'-X"	
TOP OF BEAM @ EL = X'-X"	
TOP OF BEAM @ EL = X'-X"	
TOP OF BEAM @ EL = X'-X"	
RAKED BEAM	

MHK
ARCHITECTURE & PLANNING
975 6TH AVENUE SOUTH
NAPLES, FLORIDA 34102
PHONE: (239)919-0786
WWW.MHKAP.COM

THE DRAWING AND DESIGN WITHIN THIS HARD COPY OR DIGITAL FILE IS THE PROPERTY AND CREATION OF MHK ARCHITECTURE & PLANNING. IT SHALL NOT BE REPRODUCED IN WHOLE OR IN PART, WITHOUT THE EXPRESSED WRITTEN CONSENT OF MHK ARCHITECTURE & PLANNING. © 2021

CONSULTANT:

BONITA PARK DINER
ADAM SMITH
3621 BONITA BEACH ROAD SW
BONITA SPRINGS, FLORIDA 34134

FLORIDA SEAL
REG# AR 16971

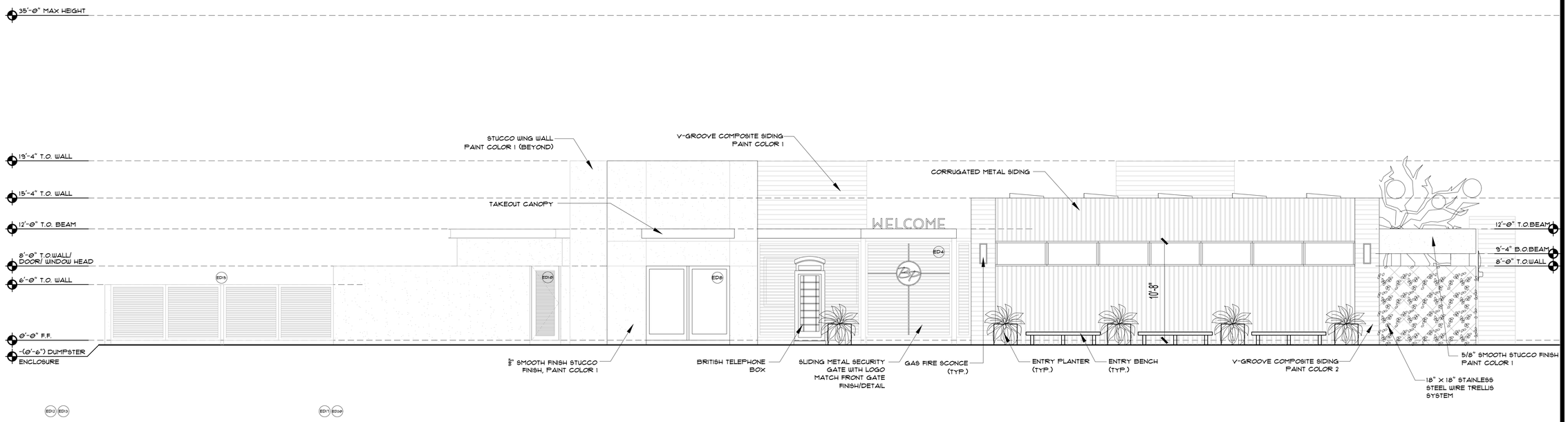
NOT FOR CONSTRUCTION

ISSUE	DATE:
SPECIAL EXCEPT. RESUB.	05.28.21

DRAWN BY: MHM
CHECKED BY: MHM

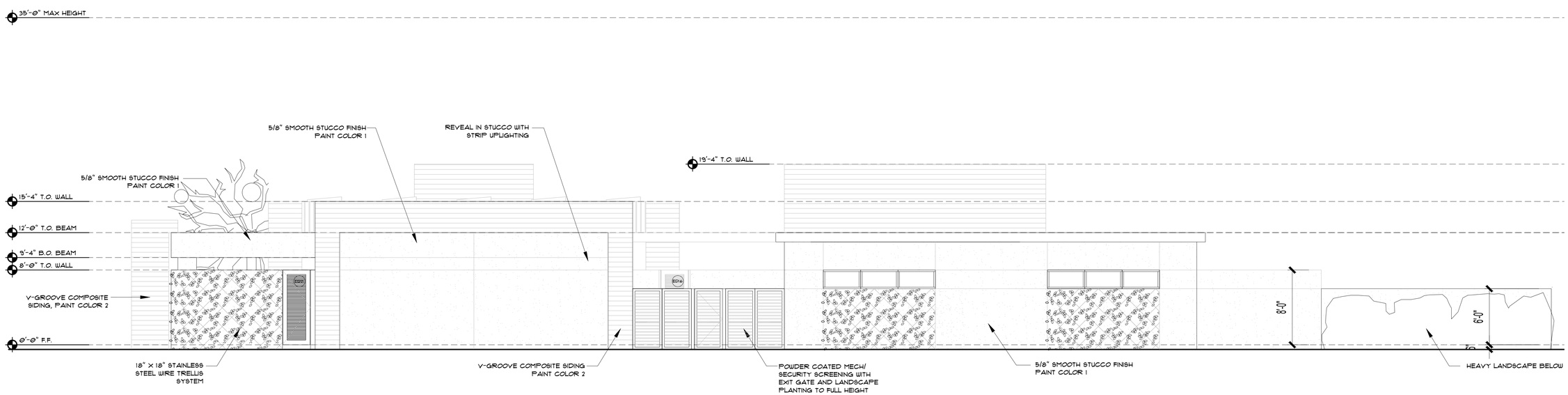
PHASE DD
PR NO 20018

A3



EAST ELEVATION (1)

SCALE: 3/16" 1'-0"



WEST ELEVATION (2)

SCALE: 3/16" 1'-0"

MHK ARCHITECTURE & PLANNING

975 6TH AVENUE SOUTH
NAPLES, FLORIDA 34102
PHONE: (239)919-0786
WWW. MHKAP.COM

THE DRAWING AND DESIGN WITHIN THIS HARD COPY OR DIGITAL FILE IS THE PROPERTY AND CREATION OF MHK ARCHITECTURE & PLANNING. MATERIAL MAY NOT BE REPRODUCED IN WHOLE OR IN PART, WITHOUT THE EXPRESSED WRITTEN CONSENT OF MHK ARCHITECTURE & PLANNING. © 2021

CONSULTANT:

BONITA PARK DINER
ADAM SMITH
3621 BONITA BEACH ROAD SW
BONITA SPRINGS, FLORIDA 34134

FLORIDA SEAL
REG# AR 16971

NOT FOR CONSTRUCTION

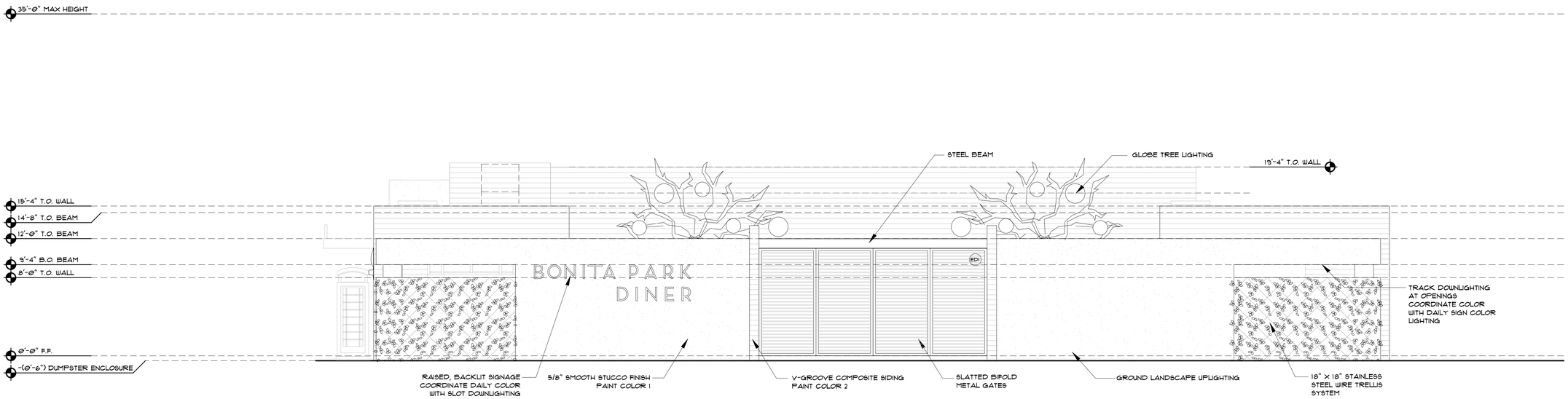
ISSUE	DATE:
SPECIAL EXCEPT. RESUB.	05.28.21

DRAWN BY: MHM
CHECKED BY: MHM

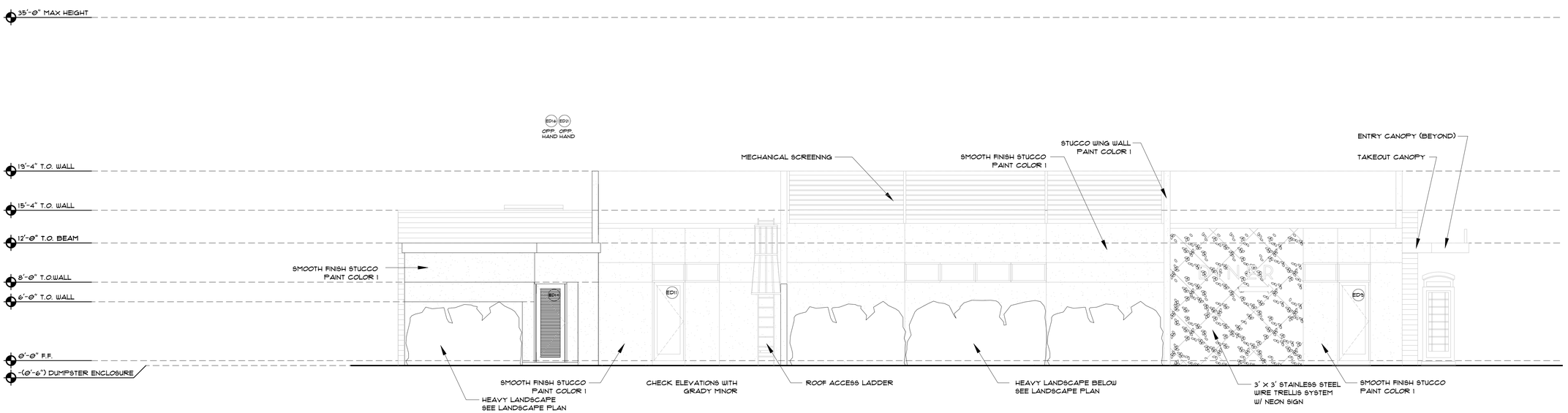
PHASE DD
PR NO 20018

A5

WED 19 MAY 2021 <12:51:15PM EST> \\OLUMES/DROPBOX/20018_3621 BONITA_BEACH_ROAD_LAKE_PARK_DINER_SMITH/ARCHITECTURE/DRAWINGS/CADFILES/BASEFILES/DD2/MHK_20018_3621 BONITA BEACH ROAD_DD2_2021-03-25.DWG



NORTH ELEVATION (1)
SCALE: 3/16" 1'-0"



SOUTH ELEVATION (2)
SCALE: 3/16" 1'-0"

MHK
ARCHITECTURE
& PLANNING

975 6TH AVENUE SOUTH
NAPLES, FLORIDA 34102
PHONE: (239)919-0786
WWW. MHKAP.COM

THE DRAWING AND DESIGN WITHIN THIS HARD COPY OR DIGITAL FILE IS THE PROPERTY AND CREATION OF MHK ARCHITECTURE & PLANNING. THIS FILE MAY NOT BE REPRODUCED IN WHOLE OR IN PART, WITHOUT THE EXPRESSED WRITTEN CONSENT OF MHK ARCHITECTURE & PLANNING. © 2021

CONSULTANT:

BONITA PARK DINER
ADAM SMITH
3621 BONITA BEACH ROAD SW
BONITA SPRINGS, FLORIDA 34134

FLORIDA SEAL
REG# AR 16971

NOT FOR CONSTRUCTION

ISSUE	DATE:
SPECIAL EXCEPT. RESUB.	05.28.21

DRAWN BY: MHM
CHECKED BY: MHM

PHASE DD
PR NO 20018

A5.1

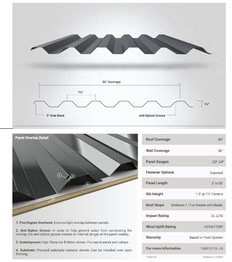
WED 19 MAY 2021 <12:51:22PM EST> \VOLUMES/DROPBOX/20018_3621_BONITA_BEACH_ROAD_LAKE_PARK_DINER_SMITH/ARCHITECTURE/DRAWINGS/CADFILES/BASEFILES/DD2/MHK_20018_3621_BONITA_BEACH_ROAD_DD2_2021-03-25.DWG

WED 19 MAY 2021 <12:51:32PM EST> \VOLUMES/DROPBOX/20018_3621_BONITA_BEACH_ROAD_LAKE_PARK_DINER_SMITH/ARCHITECTURE/DRAWINGS/CADFILES/BASEFILES/DD2/MHK_20018_3621 BONITA BEACH ROAD_DD2_2021-03-25.DWG

RAL 7000 SQUIRREL GRAY

PAINT 1: SW 7004 SNOWBOUND

PAINT 2: SW 6095 TOASTY



EAST ELEVATION 1
N.T.S.

WEST ELEVATION 2
N.T.S.

MHK
ARCHITECTURE
& PLANNING

975 6TH AVENUE SOUTH
NAPLES, FLORIDA 34102
PHONE: (239) 919-0786
WWW. MHKAP.COM

THE DRAWING AND DESIGN WITHIN THIS HARD COPY OR DIGITAL FILE IS THE PROPERTY AND CREATION OF MHK ARCHITECTURE & PLANNING. THIS FILE MAY NOT BE REPRODUCED IN WHOLE OR IN PART, WITHOUT THE EXPRESSED WRITTEN CONSENT OF MHK ARCHITECTURE & PLANNING. © 2021

CONSULTANT:

BONITA PARK DINER
ADAM SMITH
3621 BONITA BEACH ROAD SW
BONITA SPRINGS, FLORIDA 34134

FLORIDA SEAL
REG# AR 16971

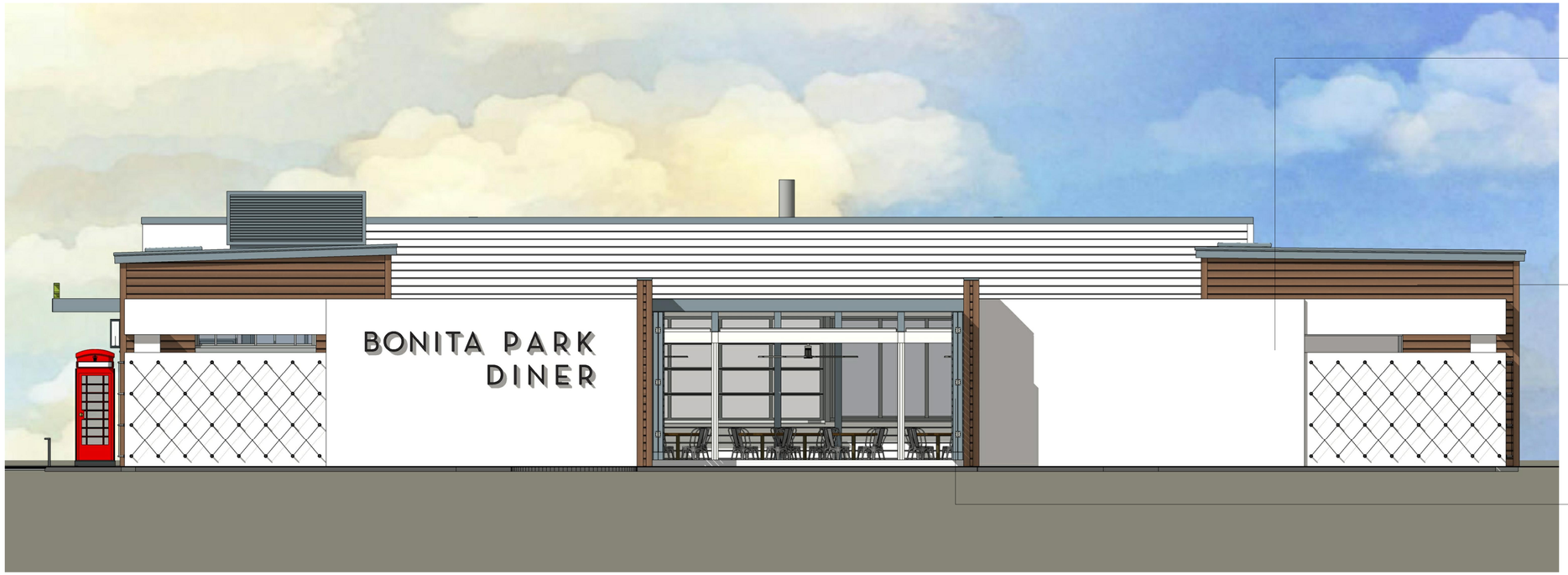
NOT FOR CONSTRUCTION

ISSUE	DATE:
SPECIAL EXCEPT. RESUB.	05.28.21

DRAWN BY: MHM
CHECKED BY: MHM

PHASE DD
PR NO 20018

A5.2



PAINT 1: SW 7004 SNOWBOUND

PAINT 2: SW 6095 TOASTY

RAL 7000 SQUIRREL GRAY

NORTH ELEVATION (1)
N.T.S.

SOUTH ELEVATION (2)
N.T.S.

MHK
ARCHITECTURE
& PLANNING

975 6TH AVENUE SOUTH
NAPLES, FLORIDA 34102
PHONE: (239) 919-0786
WWW. MHKAP.COM

THE DRAWING AND DESIGN WITHIN THIS HARD COPY OR DIGITAL FILE IS THE PROPERTY AND CREATION OF MHK ARCHITECTURE & PLANNING. IT MAY NOT BE REPRODUCED IN WHOLE OR IN PART, WITHOUT THE EXPRESSED WRITTEN CONSENT OF MHK ARCHITECTURE & PLANNING. © 2021

CONSULTANT:

BONITA PARK DINER
ADAM SMITH
3621 BONITA BEACH ROAD SW
BONITA SPRINGS, FLORIDA 34134

FLORIDA SEAL
REG# AR 16971

NOT FOR CONSTRUCTION

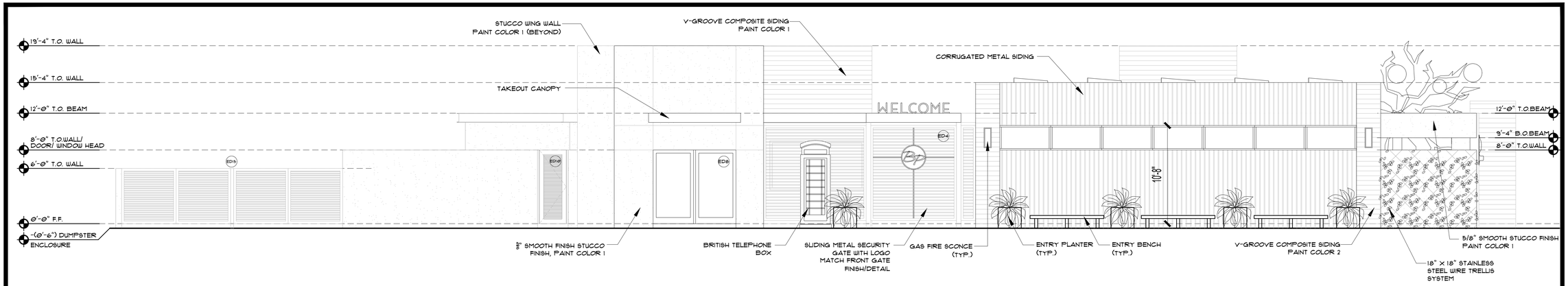
ISSUE	DATE:
SPECIAL EXCEPT. RESUB.	05.28.21

DRAWN BY: MHM
CHECKED BY: MHM

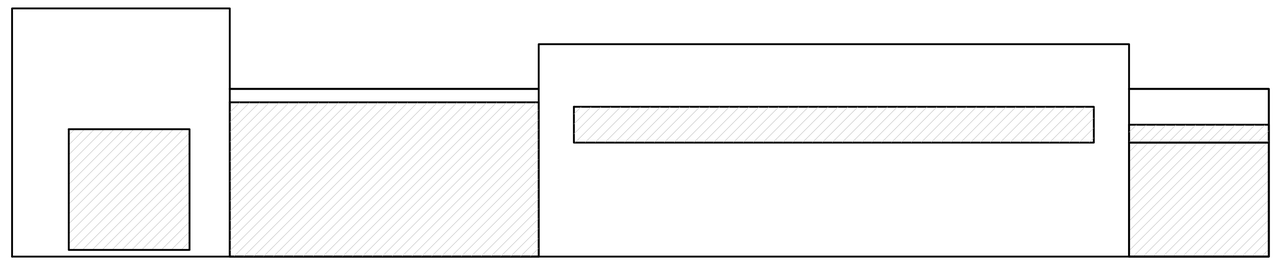
PHASE DD
PR NO 20018

A5.3

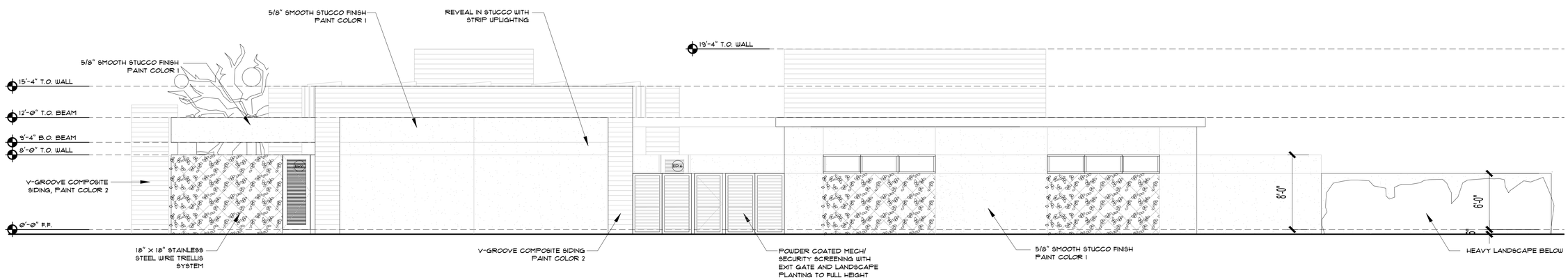
WED 19 MAY 2021 <12:51:42PM EST> \OLUMES/DROPBOX/20018_3621_BONITA_BEACH_ROAD_LAKE_PARK_DINER_SMITH/ARCHITECTURE/DRAWINGS/CADFILES/BASEFILES/DD2/MHK_20018_3621_BONITA_BEACH_ROAD_DD2_2021-03-25.DWG



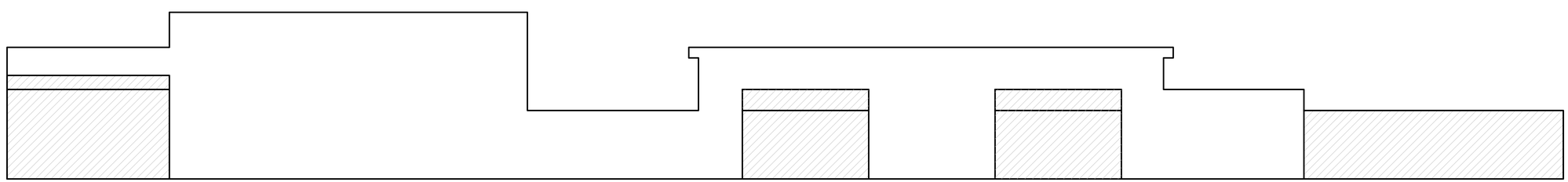
AREA GLAZING/OPENING CALCULATIONS	
EAST ELEVATION	1,415 SQFT
REQ'D 30%	425 SQFT
OPENING	14 SQFT
TRELLIS	89 SQFT
TRANSOM WINDOWS	163 SQFT
OPEN AIR GATES	265 SQFT
TO GO SLIDERS	81 SQFT
TOTAL	552 SQFT



EAST ELEVATION (1)
SCALE: 3/16" 1'-0"



AREA GLAZING/OPENING CALCULATIONS	
WEST ELEVATION	1,664 SQFT
REQ'D 30%	499 SQFT
OPENING	21 SQFT
TRELLIS	131 SQFT
WINDOWS	48 SQFT
TRELLIS UNDER	156 SQFT
WINDOWS	
HEAVY LANDSCAPE	160 SQFT
# DUMPSTERS	
TOTAL	516 SQFT



WEST ELEVATION (2)
SCALE: 3/16" 1'-0"

MHK ARCHITECTURE & PLANNING
975 6TH AVENUE SOUTH
NAPLES, FLORIDA 34102
PHONE: (239) 919-0786
WWW. MHKAP.COM

THE DRAWING AND DESIGN WITHIN THIS HARD COPY OR DIGITAL FILE IS THE PROPERTY AND CREATION OF MHK ARCHITECTURE & PLANNING. IT MAY NOT BE REPRODUCED IN WHOLE OR IN PART, WITHOUT THE EXPRESSED WRITTEN CONSENT OF MHK ARCHITECTURE & PLANNING. © 2021

CONSULTANT:

BONITA PARK DINER
ADAM SMITH
3621 BONITA BEACH ROAD SW
BONITA SPRINGS, FLORIDA 34134

FLORIDA SEAL
REG# AR 16971

NOT FOR CONSTRUCTION

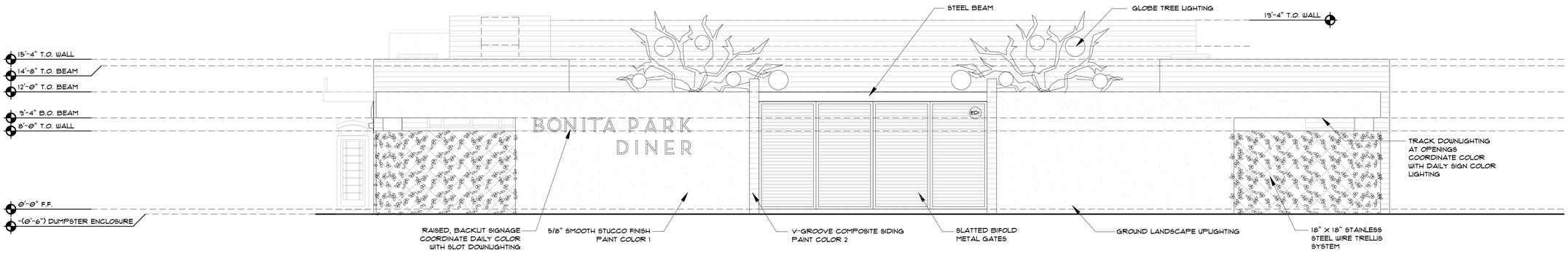
ISSUE	DATE:
SPECIAL EXCEPT. RESUB.	05.28.21

DRAWN BY: MHM
CHECKED BY: MHM

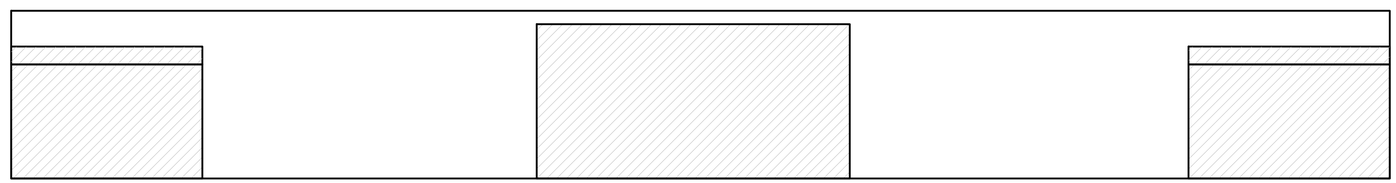
PHASE DD
PR NO 20018

A5.4

WED 19 MAY 2021 <12:51:47PM EST> \\VOLUMES/DROPBOX/20018_3621_BONITA_BEACH_ROAD_LAKE_PARK_DINER_SMITH/ARCHITECTURE/DRAWINGS/CADFILES/BASEFILES/DD2/MHK_20018_3621 BONITA BEACH ROAD_DD2_2021-03-25.DWG

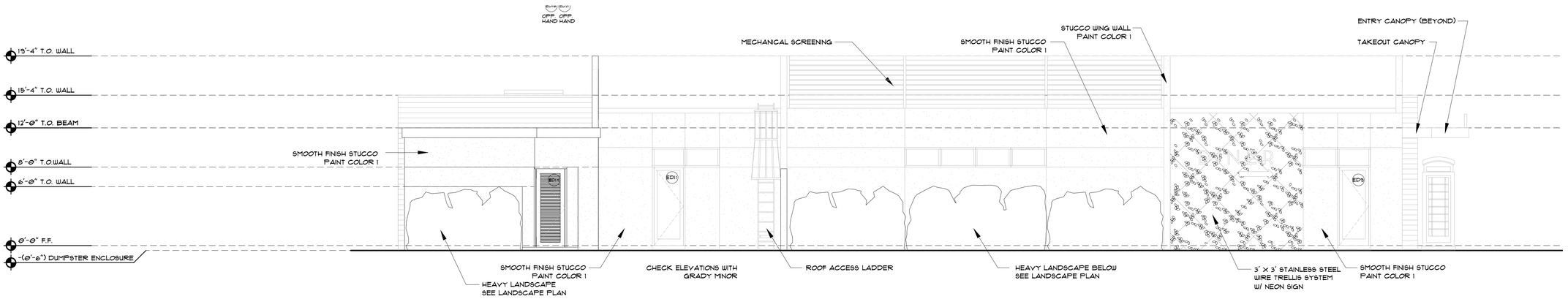


AREA GLAZING/OPENING CALCULATIONS	
NORTH ELEVATION	1,284 SQFT
REQ'D 30%	385 SQFT
OPENINGS	39 SQFT
TRELLISES	248 SQFT
OPEN AIR GATE	268 SQFT
TOTAL	555 SQFT

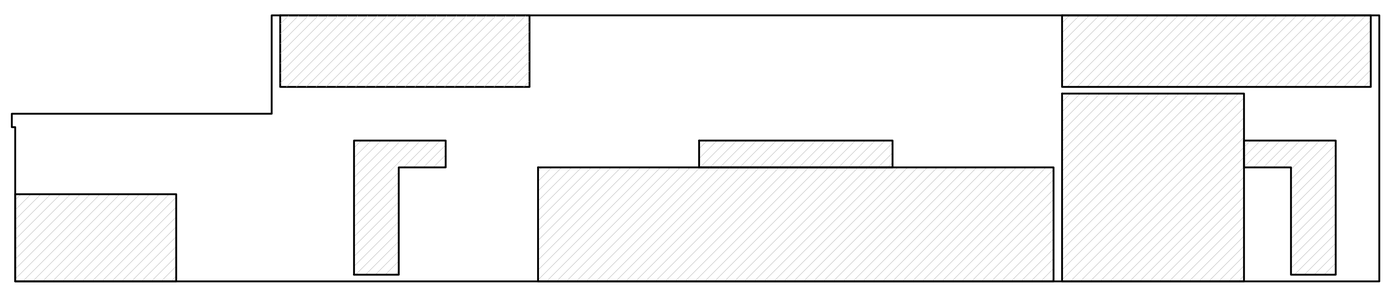


NORTH ELEVATION (1)

SCALE: 3/16" 1'-0"



AREA GLAZING/OPENING CALCULATIONS	
SOUTH ELEVATION	1,876 SQFT
REQ'D 30%	563 SQFT
OPENINGS @ ROOF	222 SQFT
TRELLIS	150 SQFT
DOORS W/TRANSOMS	80 SQFT
KITCHEN TRANSOMS	29 SQFT
HEAVY LANDSCAPE	327 SQFT
@ KITCHEN WALL	
HEAVY LANDSCAPE	78 SQFT
@ DUMPSTER	
TOTAL	926 SQFT



SOUTH ELEVATION (2)

SCALE: 3/16" 1'-0"

MHK ARCHITECTURE & PLANNING

975 6TH AVENUE SOUTH
NAPLES, FLORIDA 34102
PHONE: (239) 919-0786
WWW. MHKAP.COM

THE DRAWING AND DESIGN WITHIN THIS HARD COPY OR DIGITAL FILE IS THE PROPERTY AND CREATION OF MHK ARCHITECTURE & PLANNING AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART, WITHOUT THE EXPRESSED WRITTEN CONSENT OF MHK ARCHITECTURE & PLANNING. © 2021

CONSULTANT:

BONITA PARK DINER
ADAM SMITH
3621 BONITA BEACH ROAD SW
BONITA SPRINGS, FLORIDA 34134

FLORIDA SEAL
REG# AR 16971

NOT FOR CONSTRUCTION

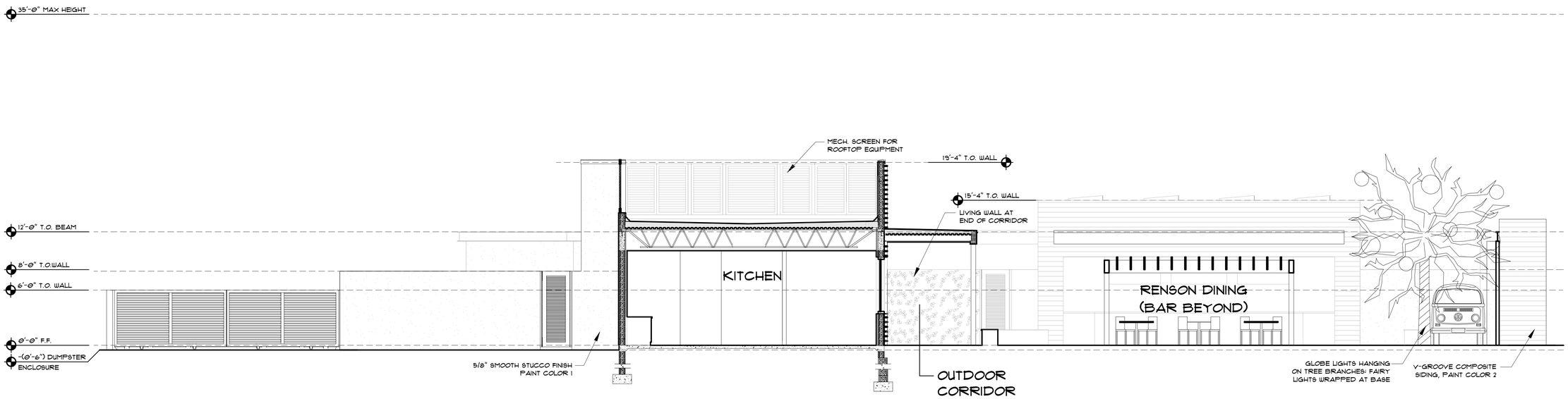
ISSUE	DATE:
SPECIAL EXCEPT. RESUB.	05.28.21

DRAWN BY: MHM
CHECKED BY: MHM

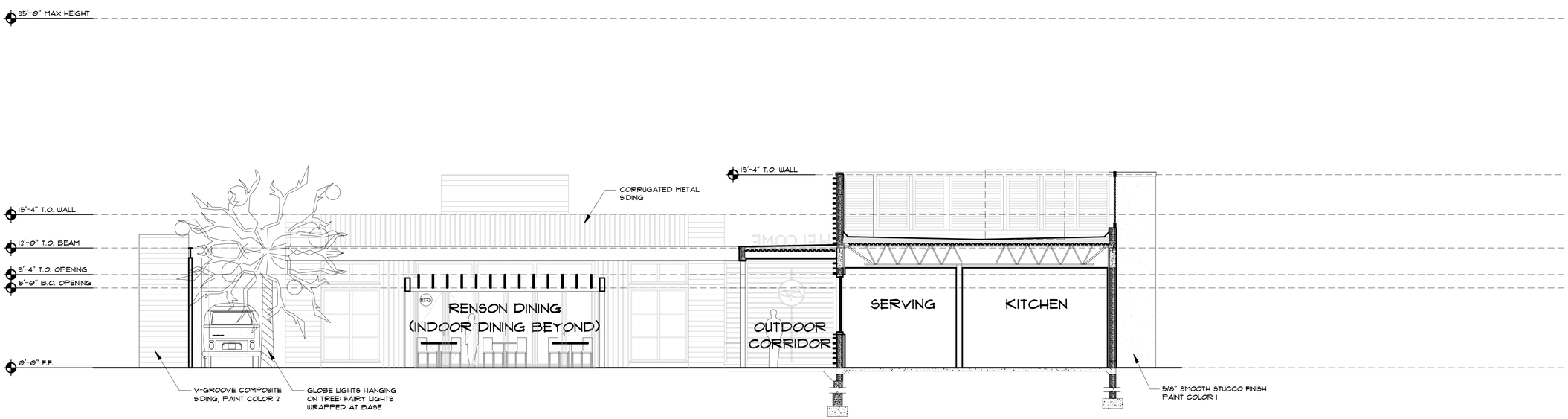
PHASE DD
PR NO 20018

A5.5

WED 19 MAY 2021 <12:51:54PM EST> \\VOLUMES/DROPBOX/20018_3621_BONITA_BEACH_ROAD_LAKE_PARK_DINER_SMITH/ARCHITECTURE/DRAWINGS/CADFILES/BASEFILES/DD2/MHK_20018_3621 BONITA BEACH ROAD_DD2_2021-03-25.DWG



BUILDING SECTION 1
SCALE: 3/16" = 1'-0"



BUILDING SECTION 2
SCALE: 3/16" = 1'-0"

MHK ARCHITECTURE & PLANNING
975 6TH AVENUE SOUTH
NAPLES, FLORIDA 34102
PHONE: (239) 919-0786
WWW.MHKAP.COM

THE DRAWING AND DESIGN WITHIN THIS HARD COPY OR DIGITAL FILE IS THE PROPERTY AND CREATION OF MHK ARCHITECTURE & PLANNING. IT SHALL NOT BE REPRODUCED IN WHOLE OR IN PART, WITHOUT THE EXPRESSED WRITTEN CONSENT OF MHK ARCHITECTURE & PLANNING. © 2021

CONSULTANT:

BONITA PARK DINER
ADAM SMITH
3621 BONITA BEACH ROAD SW
BONITA SPRINGS, FLORIDA 34134

FLORIDA SEAL
REG# AR 16971

NOT FOR CONSTRUCTION

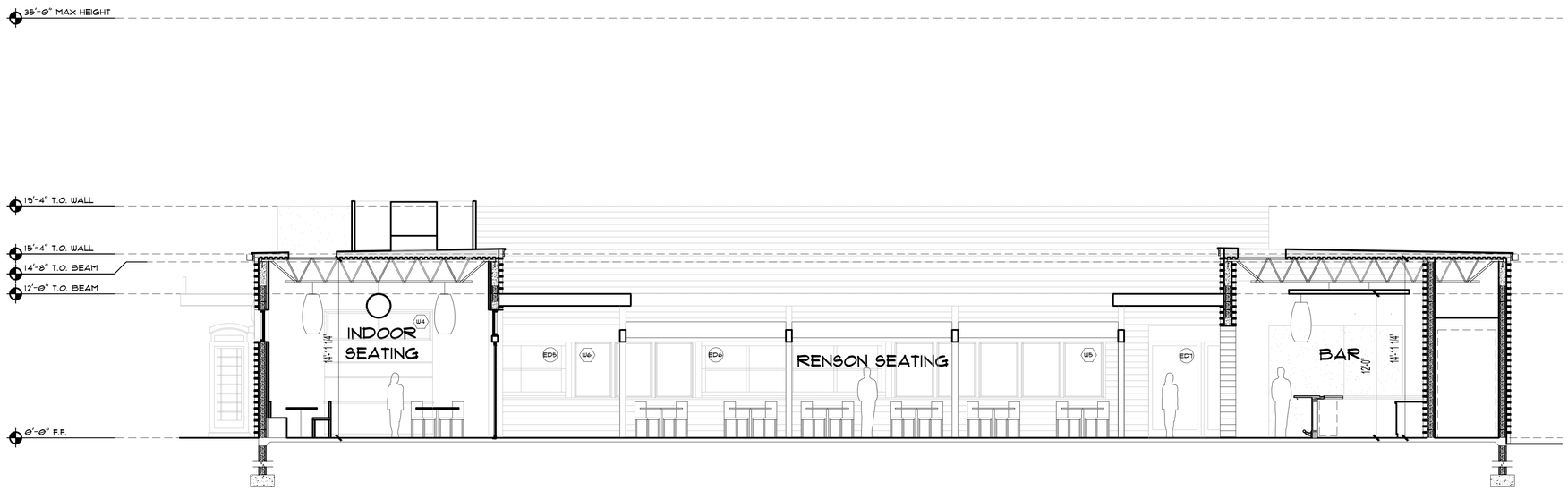
ISSUE	DATE
SPECIAL EXCEPT. RESUB.	05.28.21

DRAWN BY: MHM
CHECKED BY: MHM

PHASE DD
PR NO 20018

A6

WED 19 MAY 2021 <12:51:59PM EST> \VOLUMES/DROPBOX/20018_3621_BONITA_BEACH_ROAD_LAKE_PARK_DINER_SMITH/ARCHITECTURE/DRAWINGS/CADFILES/BASEFILES/DD2/MHK_20018_3621 BONITA BEACH ROAD_DD2_2021-03-25.DWG



BUILDING SECTION (1)

SCALE: 3/16" = 1'-0"

MHK ARCHITECTURE & PLANNING

975 6TH AVENUE SOUTH
NAPLES, FLORIDA 34102
PHONE: (239) 919-0786
WWW. MHKAP.COM

THE DRAWING AND DESIGN WITHIN THIS HARD COPY OR DIGITAL FILE IS THE PROPERTY AND CREATION OF MHK ARCHITECTURE & PLANNING. IT SHALL NOT BE REPRODUCED IN WHOLE OR IN PART, WITHOUT THE EXPRESSED WRITTEN CONSENT OF MHK ARCHITECTURE & PLANNING. © 2021

CONSULTANT:

BONITA PARK DINER
ADAM SMITH
3621 BONITA BEACH ROAD SW
BONITA SPRINGS, FLORIDA 34134

FLORIDA SEAL
REG# AR 16971

NOT FOR CONSTRUCTION

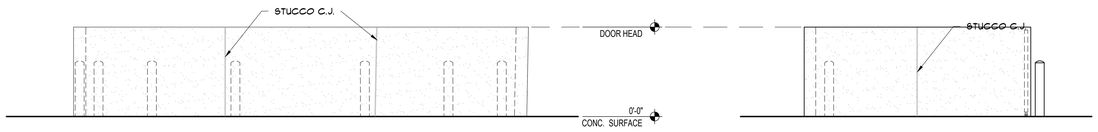
ISSUE	DATE:
SPECIAL EXCEPT. RESUB.	05.28.21

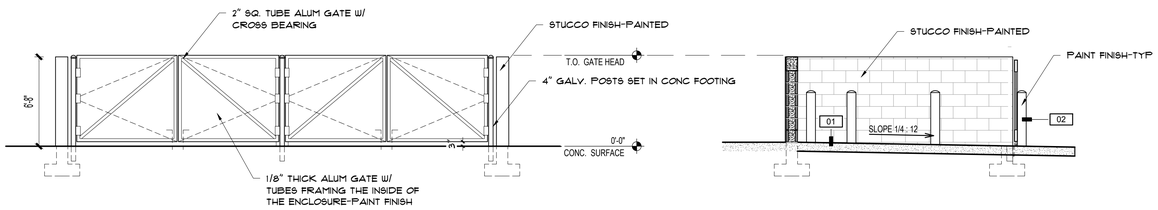
DRAWN BY: MHM
CHECKED BY: MHM

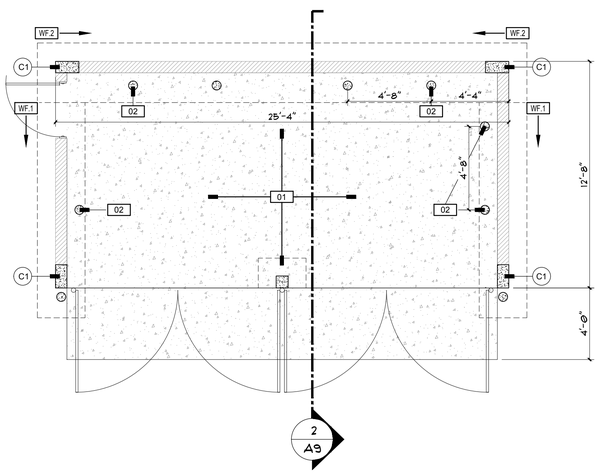
PHASE DD
PR NO 20018

A6.1

WED 19 MAY 2021 <12:52:04PM EST> \\OLUMES/DROPBOX/20018_3621_BONITA_BEACH_ROAD_LAKE_PARK_DINER_SMITH/ARCHITECTURE/DRAWINGS/CADFILES/BASEFILES/DD2/MHK_20018_3621 BONITA BEACH ROAD_DD2_2021-03-25.DWG







LEGEND / NOTES / SYMBOLS.

8" MASONRY SITE WALL :
8X16 NOMINAL MASONRY WALL. VERTICAL REINFORCING #5@ @24" O.C.- CONT. 2-COURSE BOND BEAM W/ (1) #7 IN EACH @ TOP

C1 — 8X16 C.I.P. REINFORCED CONCRETE WITH (6) #6 VERTICAL AND #3 TIES @ 8" O.C. HORIZONTAL TYP. (MIN 1½"COVERAGE) - PILASTER.

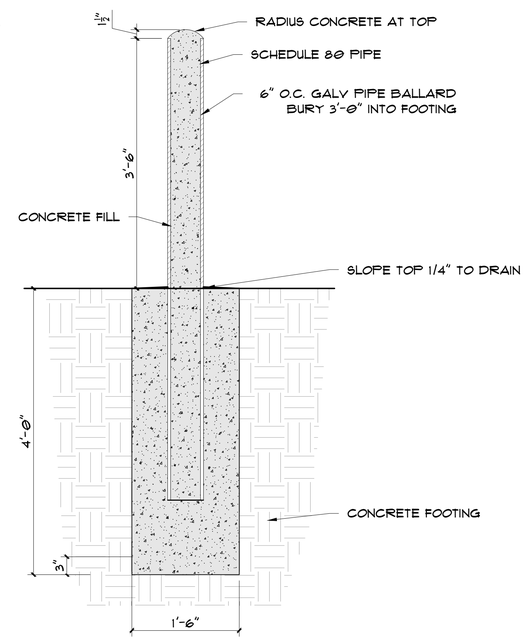
01 — 6" THK. MIN. 3,000 P.S.I. CONCRETE SLAB W/ 6X6 #10/10 WWF OR 'FIBERMESH' REINFORCING OVER 10 MIL 'STEGO' VAPOR BARRIER ON 2,500 P.S.F. BEARING CAPACITY, CLEAN. TERMITE TREATED FILL COMPACTED TO 95% PROCTOR DENSITY.

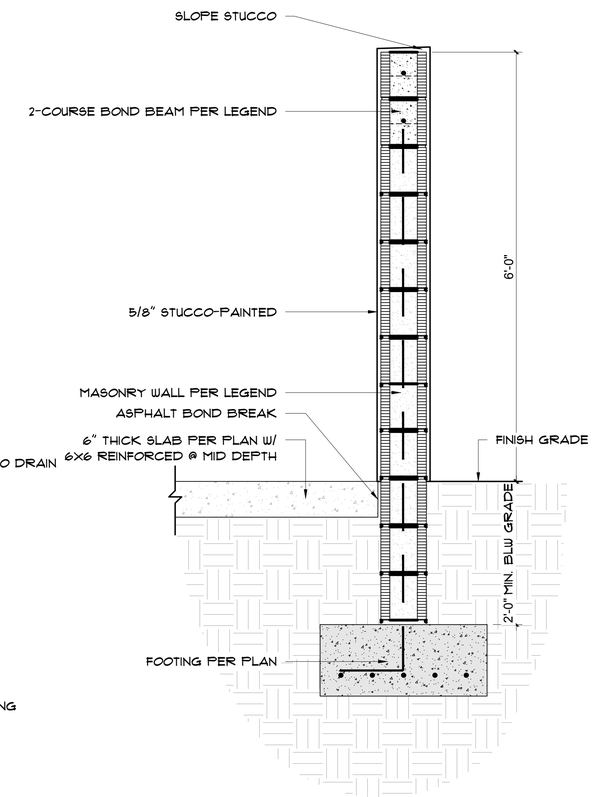
02 — 6" Ø GALV. PIPE BOLLARD FILLED WITH CONCRETE,

WF.1 — 28" WIDE X 12" DEEP CONT. STEM WALL FOOTING W/ (5) #5'S CONT. EQUALLY SPACED AND CENTERED IN FOOTING AND #5 TRANS BARS @ 12" O.C.

WF.2 — 40" WIDE X 12" DEEP CONT. STEM WALL FOOTING W/ (6) #5'S CONT. EQUALLY SPACED AND CENTERED IN FOOTING AND #5 TRANS BARS @ 12" O.C.

GATE HARDWARE SHALL BE HEAVY DUTY ALUM. HINGES, CANE BOLTS W/ RECEIVER TO HOLD GATES IN OPEN AND CLOSED POSITION





DUMPSTER ENCLOSURE PLAN (1)

SCALE: 1/4" = 1'-0"

DUMPSTER ENCLOSURE SECTION (2)

SCALE: 1" = 1'-0"

MHK ARCHITECTURE & PLANNING
975 6TH AVENUE SOUTH
NAPLES, FLORIDA 34102
PHONE: (239) 919-0786
WWW. MHKAP.COM

THE DRAWING AND DESIGN WITHIN THIS HARD COPY OR DIGITAL FILE IS THE PROPERTY AND CREATION OF MHK ARCHITECTURE & PLANNING. MATERIAL MAY NOT BE REPRODUCED IN WHOLE OR IN PART, WITHOUT THE EXPRESSED WRITTEN CONSENT OF MHK ARCHITECTURE & PLANNING. © 2021

CONSULTANT:

BONITA PARK DINER
ADAM SMITH
3621 BONITA BEACH ROAD SW
BONITA SPRINGS, FLORIDA 34134

FLORIDA SEAL
REG# AR 16971

NOT FOR CONSTRUCTION

ISSUE	DATE:
SPECIAL EXCEPT. RESUB.	05.28.21

DRAWN BY: MHM
CHECKED BY: MHM

PHASE DD
PR NO 20018

A9

WED 19 MAY 2021 <12:52:09PM EST> \\VOLUMES/DROPBOX/20018_3621_BONITA_BEACH_ROAD_LAKE_PARK_DINER_SMITH/ARCHITECTURE/DRAWINGS/CADFILES/BASEFILES/DD2/MHK_20018_3621 BONITA BEACH ROAD_DD2_2021-03-25.DWG

BONITA PARK
DINER

BONITA PARK
DINER

BONITA PARK
DINER
BONITA PARK-DINER

BONITA PARK
DINER
BONITA PARK DINER
BY Smith ORGANICS

FOR ILLUSTRATIVE PURPOSES ONLY. NOT FOR CONSTRUCTION. SUBJECT TO CHANGE. COPYRIGHT © MHK ARCHITECTURE AND PLANNING 2021

Bonita Park Diner

Bonita Springs, Florida

SPE20-75174-BOS

MHK ARCHITECTURE & PLANNING

FOR ILLUSTRATIVE PURPOSES ONLY. NOT FOR CONSTRUCTION. SUBJECT TO CHANGE. COPYRIGHT © MHK ARCHITECTURE AND PLANNING 2021

Bonita Park Diner

Bonita Springs, Florida

SPE20-75174-BOS

MHK ARCHITECTURE & PLANNING

FOR ILLUSTRATIVE PURPOSES ONLY. NOT FOR CONSTRUCTION. SUBJECT TO CHANGE. COPYRIGHT © MHK ARCHITECTURE AND PLANNING 2021

Bonita Park Diner

Bonita Springs, Florida

SPE20-75174-BOS

MHK ARCHITECTURE & PLANNING

FOR ILLUSTRATIVE PURPOSES ONLY. NOT FOR CONSTRUCTION. SUBJECT TO CHANGE. COPYRIGHT © MHK ARCHITECTURE AND PLANNING 2021

Bonita Park Diner

Bonita Springs, Florida

SPE20-75174-BOS

MHK ARCHITECTURE & PLANNING

FOR ILLUSTRATIVE PURPOSES ONLY. NOT FOR CONSTRUCTION. SUBJECT TO CHANGE. COPYRIGHT © MHK ARCHITECTURE AND PLANNING 2021

Bonita Park Diner

Bonita Springs, Florida

SPE20-75174-BOS

MHK ARCHITECTURE & PLANNING

FOR ILLUSTRATIVE PURPOSES ONLY. NOT FOR CONSTRUCTION. SUBJECT TO CHANGE. COPYRIGHT © MHK ARCHITECTURE AND PLANNING 2021

Bonita Park Diner

Bonita Springs, Florida

SPE20-75174-BOS

MHK ARCHITECTURE & PLANNING

FOR ILLUSTRATIVE PURPOSES ONLY. NOT FOR CONSTRUCTION. SUBJECT TO CHANGE. COPYRIGHT © MHK ARCHITECTURE AND PLANNING 2021

Bonita Park Diner

Bonita Springs, Florida

SPE20-75174-BOS

MHK ARCHITECTURE & PLANNING

FOR ILLUSTRATIVE PURPOSES ONLY. NOT FOR CONSTRUCTION. SUBJECT TO CHANGE. COPYRIGHT © MHK ARCHITECTURE AND PLANNING, 2021

Bonita Park Diner

Bonita Springs, Florida

SPE20-75174-BOS

MHK ARCHITECTURE & PLANNING

FOR ILLUSTRATIVE PURPOSES ONLY. NOT FOR CONSTRUCTION. SUBJECT TO CHANGE. COPYRIGHT © MHK ARCHITECTURE AND PLANNING 2021

Bonita Park Diner

Bonita Springs, Florida

SPE20-75174-BOS

MHK ARCHITECTURE & PLANNING

FOR ILLUSTRATIVE PURPOSES ONLY. NOT FOR CONSTRUCTION. SUBJECT TO CHANGE. COPYRIGHT © MHK ARCHITECTURE AND PLANNING 2021

Bonita Park Diner

Bonita Springs, Florida

SPE20-75174-BOS

MHK ARCHITECTURE & PLANNING

FOR ILLUSTRATIVE PURPOSES ONLY. NOT FOR CONSTRUCTION. SUBJECT TO CHANGE. COPYRIGHT © MHK ARCHITECTURE AND PLANNING, 2021

Bonita Park Diner

Bonita Springs, Florida

SPE20-75174-BOS

MHK ARCHITECTURE & PLANNING

AFFIDAVIT OF COMPLIANCE

Bonita Diner Special Exception, September 21, 2020 Neighborhood Meeting

I hereby certify that pursuant to Ordinance No. 18-15, of the Bonita Springs Land Development Code, I did cause the attached newspaper advertisement to appear and I did give notice by mail to the property owners and/or condominium, home owner and civic associations within 1,000 feet from the subject property whose members may be affected by the proposed land use changes of an application request for a rezoning, PD amendment, variance or special exception, at least 21 days prior to the scheduled Neighborhood Information Meeting. *For the purposes of this requirement, the names and addresses of property owners shall be deemed those appearing on the latest tax rolls of Lee County.* The said notice contained the laymen's description of the site property of proposed change and the date, time, and place of a Neighborhood Information Meeting.

Per the attached letter, property owner's list, and copy of newspaper advertisement which are hereby made a part of this Affidavit of Compliance.

Sharon Umpenhour as Senior Planning Technician for Q. Grady Minor & Associates, P.A.

State of Florida
County of Lee

The foregoing Affidavit of compliance was acknowledged before me this 31st day of August, 2020 by Sharon Umpenhour as Senior Planning Technician for Q. Grady Minor & Associates, P.A., who is personally known to me ~~or who has produced _____ as identification~~.

(Signature of Notary Public)

(Notary Seal)

Carin J. Dwyer
Printed Name of Notary

CARIN J. DWYER
MY COMMISSION # GG 982367
EXPIRES: May 14, 2024
Bonded Thru Notary Public Underwriters

G:\NIM Procedures/BDSE-20 Affidavit Of Compliance - NIM Sept 21 2020.Docx

0004344688 / FNP-0000001673

The News-Press
media group
news-press.com A GANNETT COMPANY

RECEIVED
SEP 01 2020
Q. Grady Minor
& Associates, P.A.

Attn:
Q. GRADY MINOR & ASSOCIATES, P
3800 VIA DEL REY
BONITA SPRINGS, FL 34134

STATE OF FLORIDA COUNTY OF LEE:
Before the undersigned authority personally appeared Nicholas Renstrom, who on oath says that he or she is a Legal Assistant of the News-Press, a daily newspaper published at Fort Myers in Lee County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of

Notice of Meetings

In the Twentieth Judicial Circuit Court was published in said newspaper in the issues of:

08/28/2020

Affiant further says that the said News-Press is a paper of general circulation daily in Lee County and published at Fort Myers, in said Lee County, Florida, and that the said newspaper has heretofore been continuously published in said Lee County, Florida each day and has been entered as periodicals matter at the post office in Fort Myers, in said Lee County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has never paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and Subscribed before me this 28th of August 2020, by legal clerk who is personally known to me.

Affiant

Nancy Heyrman
Notary State of Wisconsin, County of Brown

5.15.23
My commission expires

NOTICE OF PUBLIC NEIGHBORHOOD MEETING

A neighborhood information meeting pursuant to Section 4-28, Bonita Springs Land Development Code will be held September 21, 2020, 5:30 p.m. at Bonita Springs Fire Department, 27701 Bonita Grande Drive, Bonita Springs, FL 34135. Individuals who would like to participate remotely, should contact Sharon Umpenhour by phone: 239-947-1144 or email: sumpenhour@gradyminor.com. The neighborhood information meeting will provide general information regarding a proposed Special Exception (SE) application to allow outdoor consumption on premises (COP) in conjunction with a restaurant. The subject property (STRAP Number 04-48-25-B1-00016.0000 and 04-48-25-B1-00016.0010) is located on the south side of Bonita Beach Road, approximately 400 feet west of Windsor Drive in Section 04, Township 48 South, Range 25 East, Bonita Springs, Florida. If you have questions or comments, please contact Sharon Umpenhour at Q. Grady Minor and Associates, P.A., 3800 Via Del Rey, Bonita Springs, Florida 34134, email: sumpenhour@gradyminor.com, phone: 239-947-1144, fax: 239-947-0375. www.gradyminor.com/planning. The Neighborhood Information Meeting is for informational purposes only, it is not a public hearing.
AD# 4344688 August 28, 2020

# of Affidavits 1

This is not an invoice

NANCY HEYRMAN
Notary Public
State of Wisconsin

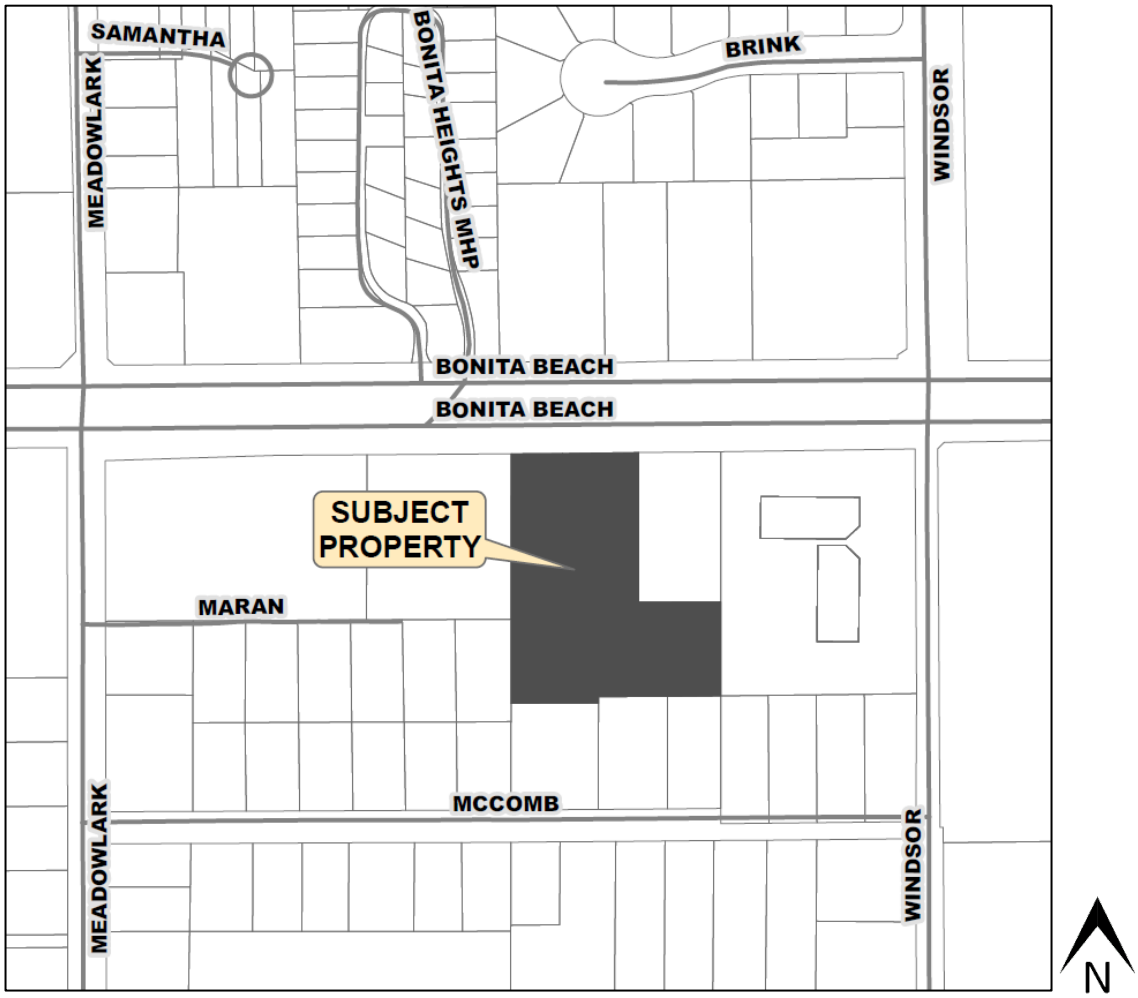
NEIGHBORHOOD INFORMATION MEETING

A neighborhood information meeting pursuant to Section 4-28, Bonita Springs Land Development Code will be held September 21, 2020, 5:30 p.m. at Bonita Springs Fire Department, 27701 Bonita Grande Drive, Bonita Springs, FL 34135. Individuals who would like to participate remotely, should contact Sharon Umpenhour by phone: 239-947-1144 or email: sumpenhour@gradyminor.com.

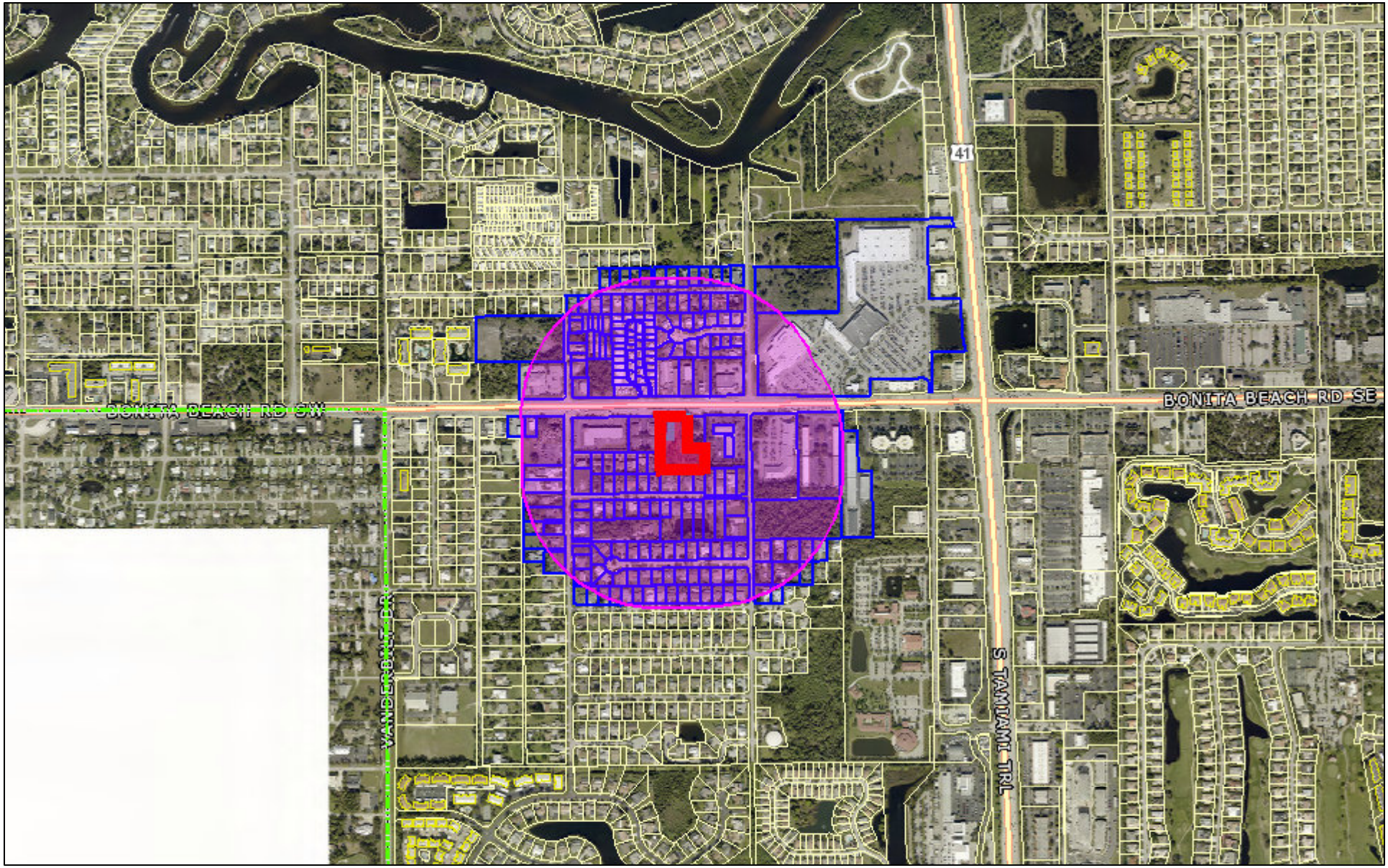
The neighborhood information meeting will provide general information regarding a proposed Special Exception (SE) application to allow outdoor consumption on premises (COP) in conjunction with a restaurant. The subject property (STRAP Number 04-48-25-B1-00016.0000 and 04-48-25-B1-00016.0010) is located on the south side of Bonita Beach Road, approximately 400 feet west of Windsor Drive in Section 04, Township 48 South, Range 25 East, Bonita Springs, Florida.

If you have questions or comments, please contact Sharon Umpenhour at Q. Grady Minor and Associates, P.A., 3800 Via Del Rey, Bonita Springs, Florida 34134, email: sumpenhour@gradyminor.com, phone: 239-947-1144, fax: 239-947-0375. www.gradyminor.com/planning. The Neighborhood Information Meeting is for informational purposes only, it is not a public hearing.

PROJECT LOCATION MAP



GeoView Map



August 11, 2020

Air Photos: 2020 Hi-Res (4 inch)

1:12,000

0 550 1,100 2,200 ft

0 165 330 660 m

HospitalLocations

Library Locations

School Locations

School Locations

This map is NOT a legal land survey and should not be used or relied upon as such.
No warranties, express or implied, are provided with the data, use, accuracy or interpretation.

FOLIO	STRAP	STREET NUMBER	STREET NAME	SITE UNIT	SITE CITY	SITE ZIP	OWNER NAME	CARE OF	ADDRESS1	ADDRESS2	CITY	STATE	COUNTRY	ZIP
10289411	334725B3002760000	27861	WINDSOR RD		BONITA SPRINGS	34134	COLTS RUN DEVELOPMENT LLC		3895 STONERIDGE LN		DUBLIN	OH		43017
10289430	334725B4002820000	27934	MEADOWLARK LN		BONITA SPRINGS	34134	BONITA BEACH LAND LLC		27901 BONITA VILLAGE BLVD # 2		BONITA SPRINGS	FL		34134
10289433	334725B4002830010	27901	MEADOWLARK LN		BONITA SPRINGS	34134	ATHANASAS THOMAS J		12290 GREEN MEADOW DR APT 409		COLUMBIA	MD		21044
10289434	334725B400283001A	27941	MEADOWLARK LN		BONITA SPRINGS	34134	SELDEN MARY JO TR		3751 RIVIERA CIR		BONITA SPRINGS	FL		34134
10289435	334725B400283001B	27951	MEADOWLARK LN		BONITA SPRINGS	34134	SANDERS HARLEY S + JANET B		27951 MEADOWLARK LN		BONITA SPRINGS	FL		34134
10289436	334725B4002830020	27881	MEADOWLARK LN		BONITA SPRINGS	34134	FOX MARY ELLEN TR		176 S COLLIER BLVD #306		MARCO ISLAND	FL		34145
10289437	334725B4002830030	27877	MEADOWLARK LN		BONITA SPRINGS	34134	SCHMIDT MICHAEL +		176 S COLLIER BLVD # 306		MARCO ISLAND	FL		34145
10289438	334725B4002830040	3452	SAMANTHA CT		BONITA SPRINGS	34134	MCPHERSON DOUGLAS		3452 SAMANTHA CT		BONITA SPRINGS	FL		34134
10289439	334725B4002830050	3450	SAMANTHA CT		BONITA SPRINGS	34134	DOLL GARAI L TR		5512 E FRONTAGE LN		OLNEY	IL		62450
10289440	334725B4002830060	3446	SAMANTHA CT		BONITA SPRINGS	34134	MACHON DONALD E +		125 PASTURE VIEW LANE		CRANSTON	RI		2921
10289441	334725B4002830070	3444	SAMANTHA CT		BONITA SPRINGS	34134	MULRYAN MICHAEL E TR		4220 RACOON BAY DR		BONITA SPRINGS	FL		34134
10289442	334725B4002830080	3440	SAMANTHA CT		BONITA SPRINGS	34134	GREEN VICTORIA		3596 MARGINA CIR		BONITA SPRINGS	FL		34134
10289443	334725B4002830090	3441	SAMANTHA CT		BONITA SPRINGS	34134	JONES WAYNE E + KATHY ANN		3441 SAMANTHA CT		BONITA SPRINGS	FL		34134
10289444	334725B4002830100	3443	SAMANTHA CT		BONITA SPRINGS	34134	STORZ ROSEMARY &		1204 CLARK CT		SPINNERSTOWN	PA		18968
10289445	334725B4002830110	3447	SAMANTHA CT		BONITA SPRINGS	34134	ZIMMERMANN DAVID J + SARAH T		15 8TH ST STE D		BONITA SPRINGS	FL		34134
10289446	334725B4002830120	3449	SAMANTHA CT		BONITA SPRINGS	34134	MATHENY DONALD A + M RUTH TR		5579 N FAIRWAY RD		OLNEY	IL		62450
10289447	334725B4002840010	3421/3423	BRINK CIR		BONITA SPRINGS	34134	SELDEN MARY JO TR		3751 RIVIERA CIR		BONITA SPRINGS	FL		34134
10289448	334725B4002840020	27950	WINDSOR RD		BONITA SPRINGS	34134	NEUFELD JEFFREY		27950 WINDSOR RD		BONITA SPRINGS	FL		34134
10289449	334725B4002840030	3461/3463	BRINK CIR		BONITA SPRINGS	34134	SCHARLOW ABIGAIL L		3461-63 BRINK CIR		BONITA SPRINGS	FL		34134
10289450	334725B4002840040	3441/3443	BRINK CIR		BONITA SPRINGS	34134	EVERETT FRANKIE T TR		4974 ESPLANADE ST		BONITA SPRINGS	FL		34134
10289452	334725B4002930010	3540	BONITA BEACH RD SW		BONITA SPRINGS	34134	SWF BONITA BEACH OUTLET INC	SWF MANGO BAY BONITA INC	17840 SAN CARLOS BLVD		FORT MYERS BEACH	FL		33931
10289453	334725B4002930020	3570	BONITA BEACH RD SW		BONITA SPRINGS	34134	CODI HOLDINGS LLC		3570 BONITA BEACH RD		BONITA SPRINGS	FL		34134
10289454	334725B4002930030	3630-3636	BONITA BEACH RD SW		BONITA SPRINGS	34134	GRAY SKY INVESTMENTS LP		23432 OLDE MEADOWBROOK CIR		ESTERO	FL		34134
10289455	334725B4002930040	3600	BONITA BEACH RD SW		BONITA SPRINGS	34134	NODA DAVID + RAQUEL R		3600 BONITA BEACH RD SW		BONITA SPRINGS	FL		34134
10289456	334725B4002940000	3670	BONITA BEACH RD SW		BONITA SPRINGS	34134	BONITA J INC		STE 108C	11100 BONITA BEACH RD SE	BONITA SPRINGS	FL		34135
10289457	334725B4002940010	27971	MEADOWLARK LN		BONITA SPRINGS	34134	GRABER ANNE		28435 MANGO DR		BONITA SPRINGS	FL		34134
10289458	334725B4002940020	3690	BONITA BEACH RD SW		BONITA SPRINGS	34134	VICTORIA'S ART LLC		3690 BONITA BEACH RD SW		BONITA SPRINGS	FL		34134
10289459	334725B4002950000	3756	BONITA BEACH RD SW		BONITA SPRINGS	34134	BONITA BEACH LAND LLC		STE 2	27901 BONITA VILLAGE BLVD	BONITA SPRINGS	FL		34134
10289475	334725B4004010000	27870	WINDSOR RD		BONITA SPRINGS	34134	BENGE RANDY + DIANE E		27870 WINDSOR RD		BONITA SPRINGS	FL		34134
10289476	334725B4004020000	27860	WINDSOR RD		BONITA SPRINGS	34134	BELL DAVID A		27860 WINDSOR RD		BONITA SPRINGS	FL		34134
10289477	334725B4004040000	3452	QUAILS WALK		BONITA SPRINGS	34134	RANDOLPH MARGARET J		3452 QUAILS WALK		BONITA SPRINGS	FL		34134
10289478	334725B4004050000	3461/3463	QUAILS WALK		BONITA SPRINGS	34134	STAHLMAN ROBERT + GRISELDA		16685 CROWNSBURY WAY		FORT MYERS	FL		33908
10289479	334725B4004060000	3470	QUAILS WALK		BONITA SPRINGS	34134	BURGER ALBERT		2366 BRODHEAD RD		ALIQUIPPA	PA		15001
10289480	334725B4004070000	3487/3489	QUAILS WALK		BONITA SPRINGS	34134	PACKARD BURTON C + BETH ANN		3489 QUAILS WALK		BONITA SPRINGS	FL		34134
10289481	334725B4004080000	3488	QUAILS WALK		BONITA SPRINGS	34134	BATTY NICHOLAS A		3488 QUAILS WALK		BONITA SPRINGS	FL		34134
10289482	334725B4004090000	3507	QUAILS WALK		BONITA SPRINGS	34134	LOMBARD CHRISTOPHER		3507 QUAILS WALK		BONITA SPRINGS	FL		34134
10289483	334725B4004100000	3506	QUAILS WALK		BONITA SPRINGS	34134	GRAY PATRICIA J		3506 QUAILS WALK		BONITA SPRINGS	FL		34134
10289484	334725B4004110000	3521/3523	QUAILS WALK		BONITA SPRINGS	34134	UMYNSKA NELYA		3523 QUAILS WALK		BONITA SPRINGS	FL		34134
10289485	334725B4004120000	3522	QUAILS WALK		BONITA SPRINGS	34134	BENGE RANDY F + DIANE		27870 WINDSOR RD		BONITA SPRINGS	FL		34134
10289486	334725B4004130000	3541	QUAILS WALK		BONITA SPRINGS	34134	KIRCH SAMANTHA		3541 QUAILS WALK		BONITA SPRINGS	FL		34134
10289487	334725B4004140000	3540	QUAILS WALK		BONITA SPRINGS	34134	MESMER LISA		3540 QUAILS WALK		BONITA SPRINGS	FL		34134
10289488	334725B4004150000	3557/3559	QUAILS WALK		BONITA SPRINGS	34134	DESOLA WILFRED T		75 RIVERGATE DR		WILTON	CT		6897
10289489	334725B4004160000	3558	QUAILS WALK		BONITA SPRINGS	34134	WALLEN TODD M + BRIDGET G		3558 QUAILS WALK		BONITA SPRINGS	FL		34134
10289490	334725B4004170000	3561	QUAILS WALK		BONITA SPRINGS	34134	WILSON LESLEY L		3561 QUAILS WALK		BONITA SPRINGS	FL		34134
10289491	334725B4004180000	3592	QUAILS WALK		BONITA SPRINGS	34134	SCHILLI THOMAS R		27524 HICKORY BLVD		BONITA SPRINGS	FL		34134
10289492	334725B4004190000	3601	QUAILS WALK		BONITA SPRINGS	34134	GRABER ANNE		28435 MANGO DR		BONITA SPRINGS	FL		34134
10289493	334725B4004200000	3600	QUAILS WALK		BONITA SPRINGS	34134	FRANKIE T HUDSON TRUST		PO BOX 56		BOSTIC	NC		28018
10289494	334725B4004210000	3627	QUAILS WALK		BONITA SPRINGS	34134	GRAHAM DENNIS J		3627 QUAILS WALK		BONITA SPRINGS	FL		34134
10289495	334725B4004220000	3646	QUAILS WALK		BONITA SPRINGS	34134	HUDSON MARK D SR TR		PO BOX 56		BOSTIC	NC		28018
10289496	334725B4004230000	3663/3667	QUAILS WALK		BONITA SPRINGS	34134	NOLIN CHRISTOPHER JON		3663 QUAILS WALK		BONITA SPRINGS	FL		34134
10289497	334725B4004240000	3668	QUAILS WALK		BONITA SPRINGS	34134	HUDSON MARK D SR TR		PO BOX 56		BOSTIC	NC		28018
10289498	334725B4004250000	3681/3683	QUAILS WALK		BONITA SPRINGS	34134	TURNER WENDY L +		3681 QUAILS WALK		BONITA SPRINGS	FL		34134
10289499	334725B4004260000	3680	QUAILS WALK		BONITA SPRINGS	34134	GLANCY MAX +		3680 QUAILS WALK		BONITA SPRINGS	FL		34134
10289500	334725B4004270000	3699	QUAILS WALK		BONITA SPRINGS	34134	THURBER CYNTHIA		3699 QUAILS WALK		BONITA SPRINGS	FL		34134
10289502	334725B4004290000	3713/3715	QUAILS WALK		BONITA SPRINGS	34134	NEWMAN HARRIS + PHYLLIS	BRADFORD OR DEBORAH BATEMAN	PO BOX 367346		BONITA SPRINGS	FL		34136
10289505	334725B4004310000	27871/873	MEADOWLARK LN		BONITA SPRINGS	34134	POLIZZI JEFFERY J		18 COLD SPRINGS RD		MERCERVILLE	NJ		8619
10289588	334725B4006000010	3418	BRINK CIR		BONITA SPRINGS	34134	RUBIANO DIAZ DAGOBERTO		3418 BRINK CIR		BONITA SPRINGS	FL		34134
10289589	334725B4006000020	3452	BRINK CIR		BONITA SPRINGS	34134	RUIZ GABRIEL &		3452 BRINK CIR		BONITA SPRINGS	FL		34134
10289590	334725B4006000030	3470/3472	BRINK CIR		BONITA SPRINGS	34134	GALLAGHER CHRISTOPHER P &		2615 BYBERRY RD		BENSALEM	PA		19020
10289591	334725B4006000040	3496/3498	BRINK CIR		BONITA SPRINGS	34134	WURST CRAIG J +		387 SPRINGDALE AVE		HATBORO	PA		19040
10289592	334725B4006000050	3510/3512	BRINK CIR		BONITA SPRINGS	34134	PITTS MADELEINE +		3510 BRINK CIR		BONITA SPRINGS	FL		34134
10289593	334725B4006000060	3530/3532	BRINK CIR		BONITA SPRINGS	34134	CSMA FT LLC		1850 PARKWAY PL STE 900		MARIETTA	GA		30067
10289594	334725B4006000080	3558/3560	BRINK CIR		BONITA SPRINGS	34134	PONCE ANIBAL R		771 98TH AVE N		NAPLES	FL		34108
10289595	334725B4006000090	3553/3557	BRINK CIR		BONITA SPRINGS	34134	KARPOV LLC		135 OAKDENE CRES		LITTLE BRITAIN	ON	CANADA	K0M 2C0
10289596	334725B4006000100	3529/3531	BRINK CIR		BONITA SPRINGS	34134	PACCIONE SAM J + MARY		3531 BRINK CIR		BONITA SPRINGS	FL		34134
10289597	334725B4006000110	3503/3505	BRINK CIR		BONITA SPRINGS	34134	GIL MELYSSA M +		27 KESWICK LN		PLAINVIEW	NY		11803
10289598	334725B4006000120	3487/3489	BRINK CIR		BONITA SPRINGS	34134	HARTLAND HOLDINGS LLC		PO BOX 569		HIGHLAND	MI		48357
10296168	044825B1000030020	28202	MEADOWLARK LN		BONITA SPRINGS	34134	LAGRANGE MARK C TR		5547 MYSTIC BAY BLVD		MARBLEHEAD	OH		43440
10296184	044825B1000030120	28140	MEADOWLARK LN		BONITA SPRINGS	34134	WOLF JAMES D & MICHELLE R		28140 MEADOWLARK LN		BONITA SPRINGS	FL		34134
10296192	044825B1000030200	28182	MEADOWLARK LN		BONITA SPRINGS	34134	LEONARD ROLAND G + NANCY L		4000 CARPENTER RD		ASHTABULA	OH		44004
10296193	044825B100003020A	28170	MEADOWLARK LN		BONITA SPRINGS	34134	BOYCE AARON L		28170 MEADOWLARK LN		BONITA SPRINGS	FL		34134
10296194	044825B100003020B	28160	MEADOWLARK LN		BONITA SPRINGS	34134	KACZIREK IMRE		28160 MEADOWLARK LN		BONITA SPRINGS	FL		34134
10296195	044825B1000030210	28224	MEADOWLARK LN		BONITA SPRINGS	34134	LEMONT JEROME A + DEE ANN		28224 MEADOWLARK LN		BONITA SPRINGS	FL		34134
10296208	044825B1000040000	28110	MEADOWLARK LN		BONITA SPRINGS	34134	FULLER SHERI		28110 MEADOWLARK LN		BONITA SPRINGS	FL		34134
10296209	044825B1000040010	28124	MEADOWLARK LN		BONITA SPRINGS	34134	KOLANKIEWICZ TIMOTHY +		28124 MEADOWLARK LN		BONITA SPRINGS	FL		34134
10296210	044825B1000050000	28086	MEADOWLARK LN		BONITA SPRINGS	34134	WITZEL KENT E TR		28086 MEADOWLARK LN		BONITA SPRINGS	FL		34134
10296214	044825B1000090000	3821	BONITA BEACH RD SW		BONITA SPRINGS	34134	YOUNG DAVID M + CHRISTINE H		27210 BAREFOOT LANE		BONITA SPRINGS	FL		34135

10296215	044825B1000090010	3801	BONITA BEACH RD SW	BONITA SPRINGS	34134	CHANSLER GARY W		3801 BONITA BEACH RD SW		BONITA SPRINGS	FL		34134
10296216	044825B1000100000	3775	BONITA BEACH RD SW	BONITA SPRINGS	34134	GOLF SAFARI INC		3775 BONITA BEACH RD		BONITA SPRINGS	FL		34134
10296217	044825B1000110000	3725	BONITA BEACH RD SW	BONITA SPRINGS	34134	FIRST CZ REAL ESTATE LLC		PO BOX 1658		BONITA SPRINGS	FL		34133
10296219	044825B1000120010	3635-3665	BONITA BEACH RD SW	BONITA SPRINGS	34134	WESTGATE CENTER LLC		4505 SE COUNTY RD 760		ARCADIA	FL		34266
10296220	044825B1000120020	28071	MEADOWLARK LN	BONITA SPRINGS	34134	SHEEHY WALTRAUT		28071 MEADOWLARK LN		BONITA SPRINGS	FL		34134
10296221	044825B100012002A	28101	MEADOWLARK LN	BONITA SPRINGS	34134	ERDMAN CAROL B		5035 CEDAR SPRINGS DR #102		NAPLES	FL		34110
10296222	044825B1000123000	3655	MARAN LN	BONITA SPRINGS	34134	CYR ROBERT A		3655 MARAN LN		BONITA SPRINGS	FL		34134
10296223	044825B1000123010	3646	MCCOMB LN	BONITA SPRINGS	34134	WHITFIELD PAMELA R		3646 MCCOMB LN		BONITA SPRINGS	FL		34134
10296224	044825B1000123020	3666	MCCOMB LN	BONITA SPRINGS	34134	HEARNDEN THERESA ANN &		3666 MCCOMB LN		BONITA SPRINGS	FL		34134
10296225	044825B1000123030	3676	MCCOMB LN	BONITA SPRINGS	34134	KNEIR SUZANNE		3676 MCCOMB LN		BONITA SPRINGS	FL		34134
10296226	044825B1000123040	3696	MCCOMB LN	BONITA SPRINGS	34134	TUCKER CHRISTOPHER &		3250 BONITA BEACH RD	#205 PBM 130	BAREFOOT BEACH	FL		34134
10296227	044825B1000123050	3706	MCCOMB LN	BONITA SPRINGS	34134	STRAIT ROBERT L		3706 MCCOMB LN		BONITA SPRINGS	FL		34134
10296228	044825B1000123060	3656	MCCOMB LN	BONITA SPRINGS	34134	MAZARAS PEGGY L		3656 MCCOMB LN		BONITA SPRINGS	FL		34134
10296229	044825B1000123070	3675	MARAN LN	BONITA SPRINGS	34134	HEIN SIEG		3675 MARAN LN		BONITA SPRINGS	FL		34134
10296230	044825B1000123080	3701	MARAN LN	BONITA SPRINGS	34134	LUTHER KATHY S		6740 HUNTINGTON LK CR	103	NAPLES	FL		34119
10296231	044825B100012308A	3687	MARAN LN	BONITA SPRINGS	34134	DAVISON MARK E & NANCY J		3687 MARAN LN		BONITA SPRINGS	FL		34134
10296232	044825B1000123090	3665	MARAN LN	BONITA SPRINGS	34134	MARAN RENTAL PROPERTIES LLC		3250 BONITA BEACH RD STE 205	PMB 326	BONITA SPRINGS	FL		34134
10296233	044825B1000123100	3645	MARAN LN	BONITA SPRINGS	34134	DICICCO CHRISTOPHER		3645 MARAN LN		BONITA SPRINGS	FL		34134
10296235	044825B1000130000	3715	MCCOMB LN	BONITA SPRINGS	34134	PARANDJUK PETER A		9312 NW 63RD CT		PARKLAND	FL		33067
10296236	044825B1000130010	28145	MEADOWLARK LN	BONITA SPRINGS	34134	HYLIFE LLC	PERRY & MARILYN HODGES	9928 CASABELLA WAY		BONITA SPRINGS	FL		34135
10296237	044825B1000130020	28165	MEADOWLARK LN	BONITA SPRINGS	34134	BOYCE MARCIA A TR		3810 ZARING MILL CIRCLE		LOUISVILLE	KY		40241
10296238	044825B1000140000		RIGHT OF WAY	BONITA SPRINGS		INTERSTATE GOLF CART SERVICE		W142N6589 MEMORY RD		MENOMONEE FALLS	WI		53051
10296239	044825B100014001A	3545	MCCOMB LN	BONITA SPRINGS	34134	NG RICHARD TR		9000 BOND ST		OVERLAND PARK	KS		66214
10296240	044825B100014001B	28160	WINDSOR RD	BONITA SPRINGS	34134	NG FAR LING TR		9000 BOND ST		OVERLAND PARK	KS		66214
10296241	044825B100014001H	3555	MCCOMB LN	BONITA SPRINGS	34134	RAINONE JOSEPH III TR		118 INVERARY DR		WATERTOWN	CT		6795
10296242	044825B1000140020	3645	MCCOMB LN	BONITA SPRINGS	34134	HAPPEL KATHERINE ELISE		3645 MCCOMB LN		BONITA SPRINGS	FL		34134
10296243	044825B100014002A	3655	MCCOMB LN	BONITA SPRINGS	34134	JEFF HAYDEN LLC		6834 TIFFANY CIR		CANTON	MI		48187
10296244	044825B1000140030	3665	MCCOMB LN	BONITA SPRINGS	34134	CIPKAR WILLIAM + M ROSE		6601 SOUTHSIDE RD		AMHERSTBURG	ON	CANADA	N9V 0C8
10296245	044825B1000140040	3695	MCCOMB LN	BONITA SPRINGS	34134	MCCOMB LANE LLC		3695 MCCOMB LN		BONITA SPRINGS	FL		34134
10296246	044825B100014004A	3675	MCCOMB LN	BONITA SPRINGS	34134	WITTROCK KENNETH W &		3675 MCCOMB LN		BONITA SPRINGS	FL		34134
10296247	044825B1000140050	28195	MEADOWLARK LN	BONITA SPRINGS	34134	WAGNER RANDAL S + CLAUDIA M		28215 MEADOWLARK LN		BONITA SPRINGS	FL		34134
10296248	044825B1000140060	3705	MCCOMB LN	BONITA SPRINGS	34134	VAYDA ROBERT A + LINDA S		3705 MCCOMB LN		BONITA SPRINGS	FL		34134
10296249	044825B1000140090	28181	MEADOWLARK LN	BONITA SPRINGS	34134	HIGBY RENATE G		28181 MEADOWLARK LN		BONITA SPRINGS	FL		34134
10296250	044825B1000140100	28235	MEADOWLARK LN	BONITA SPRINGS	34134	JOHNSON LAURI R		28235 MEADOWLARK LN		BONITA SPRINGS	FL		34134
10296251	044825B100014010A	28215	MEADOWLARK LN	BONITA SPRINGS	34134	WAGNER RANDAL S + CLAUDIA M		26755 MCLAUGHLIN BLVD		BONITA SPRINGS	FL		34134
10296252	044825B1000160000	3621	BONITA BEACH RD SW	BONITA SPRINGS	34134	PF COLLIER LLC		308 SPIDER LILY LN		NAPLES	FL		34119
10296253	044825B1000160010	3601	BONITA BEACH RD SW	BONITA SPRINGS	34134	PF COLLIER LLC		308 SPIDER LILY LN		NAPLES	FL		34119
10296254	044825B1000170000	3575	BONITA BEACH RD SW	BONITA SPRINGS	34134	HEMPHILL ROBERT A TR		3575 BONITA BEACH RD STE 103		BONITA SPRINGS	FL		34134
10296255	044825B1000170010	3616	MCCOMB LN	BONITA SPRINGS	34134	ESPOSITO BASILIO		3616 MCCOMB LN		BONITA SPRINGS	FL		34134
10296256	044825B100017001A	3566	MCCOMB LN	BONITA SPRINGS	34134	JOHNSON RICHARD T TR +		3566 MCCOMB LN		BONITA SPRINGS	FL		34134
10296257	044825B100017001B	3586	MCCOMB LN	BONITA SPRINGS	34134	BLESKOSKI DEBORAH		3586 MCCOMB LN		BONITA SPRINGS	FL		34134
10296274	044825B2000220000	3490	CARTWRIGHT CT	BONITA SPRINGS	34134	TAYLOR SUE ANN NEUDER TR		3490 CARTWRIGHT CT		BONITA SPRINGS	FL		34134
10296275	044825B2000220010	3491	CARTWRIGHT CT	BONITA SPRINGS	34134	SCHIRMER BLAISE		3636 BAILES ST		BONITA SPRINGS	FL		34134
10296276	044825B2000220020	3480	CARTWRIGHT CT	BONITA SPRINGS	34134	HENRY JOHN S		278 MAGUIRE LN		PENCIL BLUFF	AR		71965
10296277	044825B2000220030	3470	CARTWRIGHT CT	BONITA SPRINGS	34134	RAY AARON S + ANNIE S		3470 CARTWRIGHT CT		BONITA SPRINGS	FL		34134
10296278	044825B2000220040	3481	CARTWRIGHT CT	BONITA SPRINGS	34134	PRICE MICHAEL R +		3481 CARTWRIGHT CT		BONITA SPRINGS	FL		34134
10296280	044825B2000220060	3461	CARTWRIGHT CT	BONITA SPRINGS	34134	BARON MARION J + CHERYL L		3461 CARTWRIGHT CT		BONITA SPRINGS	FL		34134
10296281	044825B2000220080	3450	CARTWRIGHT CT	BONITA SPRINGS	34134	ARCE CESAR MORENO &		3450 CARTWRIGHT CT		BONITA SPRINGS	FL		34134
10296282	044825B200022008A	3460	CARTWRIGHT CT	BONITA SPRINGS	34134	PAGE MICHAEL & RIKKE		1904 FAIRFAX CIR		NAPLES	FL		34109
10296285	044825B2000240000	28165	WINDSOR RD	BONITA SPRINGS	34134	BAREFOOT EXPRESS LLC		104 INAGUA LN		BONITA SPRINGS	FL		34134
10296287	044825B2000240030	3465	BONITA BEACH RD SW	BONITA SPRINGS	34134	JOHNSON PROPERTIES LLP		15941 CINDY CT		FORT MYERS	FL		33908
10296289	044825B2000250000	3401-3431	BONITA BEACH RD SW	BONITA SPRINGS	34134	CAPTAIN INVESTMENTS INC		1614 COLONIAL BLVD UNIT 101		FORT MYERS	FL		33907
10296290	044825B2000260000	3371	BONITA BEACH RD SW	BONITA SPRINGS	34134	BEACH STORAGE LLC		8841 WEST TERRY ST		BONITA SPRINGS	FL		34135
10296430	044825B1004000010	3734	BAILES ST	BONITA SPRINGS	34134	PROSSER TIMOTHY M		3734 BAILES ST		BONITA SPRINGS	FL		34134
10296431	044825B1004000020	3732	BAILES ST	BONITA SPRINGS	34134	NOLTING-HAUFF GEORG &		BAUTZENER STR 15		LOEHNE		GERMANY	32584
10296432	044825B1004000030	3716	BAILES ST	BONITA SPRINGS	34134	NETHERLAND CANDACE A		3716 BAILES ST		BONITA SPRINGS	FL		34134
10296433	044825B1004000040	3700	BAILES ST	BONITA SPRINGS	34134	VALENZA LINDA		3700 BAILES ST		BONITA SPRINGS	FL		34134
10296434	044825B1004000050	3684	BAILES ST	BONITA SPRINGS	34134	HOME IN PARADISE LLC		PO BOX 946		SAINT JOSEPH	MI		49085
10296435	044825B1004000060	3668	BAILES ST	BONITA SPRINGS	34134	PAJAK LEO + DIANE		3668 BAILES ST		BONITA SPRINGS	FL		34134
10296436	044825B1004000070	3652	BAILES ST	BONITA SPRINGS	34134	EDWARDS SUSAN BURKE		3652 BAILES ST		BONITA SPRINGS	FL		34134
10296437	044825B1004000080	3636	BAILES ST	BONITA SPRINGS	34134	GAGNON MOIRA A		3636 BAILES ST		BONITA SPRINGS	FL		34134
10296438	044825B1004000090	3620	BAILES ST	BONITA SPRINGS	34134	WEISEND DONALD T + BEVERLY J		3620 BAILES ST		BONITA SPRINGS	FL		34134
10296439	044825B1004000100	3604	BAILES ST	BONITA SPRINGS	34134	LONG PATRICIA G		PO BOX 1777		BONITA SPRINGS	FL		34133
10296440	044825B1004000110	3588	BAILES ST	BONITA SPRINGS	34134	SALVATORE THOMAS L JR +		3588 BAILES ST		BONITA SPRINGS	FL		34134
10296441	044825B1004000120	3572	BAILES ST	BONITA SPRINGS	34134	HAYES JASON		299 AIRPORT RD N		NAPLES	FL		34104
10296442	044825B1004000130	3556	BAILES ST	BONITA SPRINGS	34134	LOCKWOOD JILL M		3556 BAILES ST		BONITA SPRINGS	FL		34134
10296443	044825B1004000140	3540	BAILES ST	BONITA SPRINGS	34134	FINNERTY GARY +		3540 BAILES ST		BONITA SPRINGS	FL		34134
10296444	044825B1004000150	3524	BAILES ST	BONITA SPRINGS	34134	DRAKE COURTNEY JAMES +		3524 BAILES ST		BONITA SPRINGS	FL		34134
10296461	044825B1005000010	3524	CARTWRIGHT CT	BONITA SPRINGS	34134	DIOCESE OF VENICE	DIOCESE OF VENICE LE-7E	1000 PINEBROOK RD		VENICE	FL		34285
10296462	044825B1005000020	3540	CARTWRIGHT CT	BONITA SPRINGS	34134	GERMERDEN FRANK VAN		GRIEGPLEIN 231		SCHIEDAM		NETHERLA	3122 VN
10296463	044825B1005000030	3554	CARTWRIGHT CT	BONITA SPRINGS	34134	PARISH CARLA R & JOHN E		628 N SANDHILL RD		COVINGTON	IN		47932
10296464	044825B1005000040	3570	CARTWRIGHT CT	BONITA SPRINGS	34134	HOERAUF JEWELL +		3570 CARTWRIGHT CT		BONITA SPRINGS	FL		34134
10296465	044825B1005000050	3584	CARTWRIGHT CT	BONITA SPRINGS	34134	SHICK STEVEN R +		3584 CARTWRIGHT CT		BONITA SPRINGS	FL		34134
10296466	044825B1005000060	3600	CARTWRIGHT CT	BONITA SPRINGS	34134	MENDEZ LUIS		2655 S LEJEUNE RD STE 500		MIAMI	FL		33134
10296467	044825B1005000070	3614	CARTWRIGHT CT	BONITA SPRINGS	34134	PATRICK LOUISE R TR		3614 CARTWRIGHT CT		BONITA SPRINGS	FL		34134
10296468	044825B1005000080	3630	CARTWRIGHT CT	BONITA SPRINGS	34134	MAACK RESIDENCE LLC		OPN KAMP 6		21435 STELLE		GERMANY	
10296469	044825B1005000090	3644	CARTWRIGHT CT	BONITA SPRINGS	34134	DAMBROSIO PENINNAH A TR		3644 CARTWRIGHT CT		BONITA SPRINGS	FL		34134
10296470	044825B1005000100	3660	CARTWRIGHT CT	BONITA SPRINGS	34134	HOWARD JESSE C		15910 OLD 41 N UNIT 230		NAPLES	FL		34110

10296471	044825B1005000110	3674	CARTWRIGHT CT		BONITA SPRINGS	34134	FLICEK VERNON F +		3674 CARTWRIGHT CT		BONITA SPRINGS	FL	34134
10296472	044825B1005000120	3690	CARTWRIGHT CT		BONITA SPRINGS	34134	RHODEBACK KEVIN L + SANDRA Y		3690 CARTWRIGHT CT		BONITA SPRINGS	FL	34134
10296473	044825B1005000130	3704	CARTWRIGHT CT		BONITA SPRINGS	34134	ANDERSON EDWARD C		3704 CARTWRIGHT CT		BONITA SPRINGS	FL	34134
10296474	044825B1005000140	3705	CARTWRIGHT CT		BONITA SPRINGS	34134	ESCH BARBARA A		3705 CARTWRIGHT CT		BONITA SPRINGS	FL	34134
10296475	044825B1005000150	3689	CARTWRIGHT CT		BONITA SPRINGS	34134	MATZ LEONARD M & DELORES R TR		3689 CARTWRIGHT CT		BONITA SPRINGS	FL	34134
10296476	044825B1005000160	3675	CARTWRIGHT CT		BONITA SPRINGS	34134	LONGO STEVEN G + SUSAN M		3675 CARTWRIGHT CT		BONITA SPRINGS	FL	34134
10296477	044825B1005000170	3659	CARTWRIGHT CT		BONITA SPRINGS	34134	TATMAN ELAINE J TR		1808 PHILO RD		URBANA	IL	61802
10296478	044825B1005000180	3645	CARTWRIGHT CT		BONITA SPRINGS	34134	DEROSA DONNA		3645 CARTWRIGHT CT		BONITA SPRINGS	FL	34134
10296479	044825B1005000190	3629	CARTWRIGHT CT		BONITA SPRINGS	34134	LUSETTI YVONNE L +		3629 CARTWRIGHT CT		BONITA SPRINGS	FL	34134
10296480	044825B1005000200	3615	CARTWRIGHT CT		BONITA SPRINGS	34134	BARCKLEY HARRY R + MARGARET A		3615 CARTWRIGHT CT		BONITA SPRINGS	FL	34134
10296481	044825B1005000210	3599	CARTWRIGHT CT		BONITA SPRINGS	34134	GARBE PETER +		3599 CARTWRIGHT CT		BONITA SPRINGS	FL	34134
10296482	044825B1005000220	3585	CARTWRIGHT CT		BONITA SPRINGS	34134	TUCKER ALLAN B TR +		28 TAFT RD		PORTSMOUTH	NH	3801
10296483	044825B1005000230	3569	CARTWRIGHT CT		BONITA SPRINGS	34134	HUGHES ROBERT +		10351 WOODS EDGE DR		FISHERS	IN	46037
10296484	044825B1005000240	3555	CARTWRIGHT CT		BONITA SPRINGS	34134	BUERMAN ROGER & JOYCE +		3555 CARTWRIGHT CT		BONITA SPRINGS	FL	34134
10296485	044825B1005000250	3539	CARTWRIGHT CT		BONITA SPRINGS	34134	WILLARD L JOHNSTON TRUST +		3539 CARTWRIGHT CT		BONITA SPRINGS	FL	34134
10296486	044825B1005000260	3525	CARTWRIGHT CT		BONITA SPRINGS	34134	TUCKER JAMES T SR	CAROL A AMRINE	3828 BANKS RD		CINCINNATI	OH	45243
10296706	044825B2011000010	3490	BAILES ST		BONITA SPRINGS	34134	MCGONIGLE RODNEY + JACQUELINE		2279 PANHANDLE RD		DELAWARE	OH	43015
10296707	044825B2011000020	3470	BAILES ST		BONITA SPRINGS	34134	MORRILL MICHAEL E &		3470 BAILES ST		BONITA SPRINGS	FL	34134
10296915	044825B1015000010	3561	MCCOMB LN		BONITA SPRINGS	34134	MEHRBRODT WERNER +		LINNENBRUEGGERSTR 16		81829 MUNICH		GERMANY
10296916	044825B1015000020	3571	MCCOMB LN		BONITA SPRINGS	34134	PARADIS THOMAS M + JEAN K		604 RICO WAY		GRAND JUNCTION	CO	81506
10296917	044825B1015000030	3581	MCCOMB LN		BONITA SPRINGS	34134	DASSAU WILLI + JOSEFINE		KLINGER STR 12		81369 MUNCHEN		GERMANY
10296918	044825B1015000040	3591	MCCOMB LN		BONITA SPRINGS	34134	SPENGER HANNELORE		3591 MCCOMB LN		BONITA SPRINGS	FL	34134
10296919	044825B1015000050	3601	MCCOMB LN		BONITA SPRINGS	34134	MEINEN JOHN &		6 DOW ST	BOX 413	BAYFIELD	ON	CANADA N0M 1G0
10441817	044825B1024000010	3560	MCCOMB LN		BONITA SPRINGS	34134	ZANDLO MICHAEL TR		3560 MCCOMB LN		BONITA SPRINGS	FL	34134
10441818	044825B1024000020	3554	MCCOMB LN		BONITA SPRINGS	34134	BRUNS DAVID A &		3554 MCCOMB LN		BONITA SPRINGS	FL	34134
10441819	044825B1024000030	3548	MCCOMB LN		BONITA SPRINGS	34134	MOURITSEN MATHEW ROBERT &		2663 BRIDLE OAK DR		SOUTH JORDAN	UT	84095
10441820	044825B1024000040	3542	MCCOMB LN		BONITA SPRINGS	34134	AJO AILED TORRES		3542 MCCOMB LN		BONITA SPRINGS	FL	34134
10453662	334725B4006000070	3548/3550	BRINK CIR		BONITA SPRINGS	34134	STUBBLEFIELD BRIAN		24676 RODAS DR		BONITA SPRINGS	FL	34135
10462954	044825B10320000CE		WINDSOR PLACE C/E		BONITA SPRINGS		WINDSOR PLACE CONDO ASSOC		PO BOX 2568		BONITA SPRINGS	FL	34133
10463568	044825B1032000100	3525	BONITA BEACH RD SW	100	BONITA SPRINGS	34134	SUNSHINE ENTERPRISES OF NAPLES		4411 PINE RIDGE RD		NAPLES	FL	34119
10463569	044825B1032000102	3525	BONITA BEACH RD SW	102	BONITA SPRINGS	34134	AJ FIEBE LLC		3525 BONITA BEACH RD # 102		BONITA SPRINGS	FL	34135
10463570	044825B1032000103	3525	BONITA BEACH RD SW	103	BONITA SPRINGS	34134	NUMBER 13 INC		3525 BONITA BEACH RD #103		BONITA SPRINGS	FL	34134
10463571	044825B1032000104	3525	BONITA BEACH RD SW	104	BONITA SPRINGS	34134	SILVER BIRCH CAPITAL LLC		3525 BONITA BEACH RD STE 112		BONITA SPRINGS	FL	34134
10463572	044825B1032000105	3525	BONITA BEACH RD SW	105	BONITA SPRINGS	34134	FLA INVEST LLC		PO BOX 1658		BONITA SPRINGS	FL	34133
10463573	044825B1032000106	3525	BONITA BEACH RD SW	106	BONITA SPRINGS	34134	KRIMITSOS GEORGE & IRENE		9 CASTLE DR		WOODBURY	NY	11797
10463574	044825B1032000107	3525	BONITA BEACH RD SW	107	BONITA SPRINGS	34134	ROSEN TODD D TR	WINDSOR TRUST	STE 107	3525 BONITA BEACH RD SW	BONITA SPRINGS	FL	34134
10463575	044825B1032000108	3525	BONITA BEACH RD SW	108	BONITA SPRINGS	34134	GEM LOUPE INC		3525 BONITA BEACH RD UNIT 108		BONITA SPRINGS	FL	34134
10463576	044825B1032000109	3525	BONITA BEACH RD SW	109	BONITA SPRINGS	34134	SAGGESE CECILE TR		828 BENTWOOD DR		NAPLES	FL	34108
10463577	044825B1032000110	3525	BONITA BEACH RD SW	110	BONITA SPRINGS	34134	MCFARLAND SUSAN M		3525 BONITA BEACH RD #110		BONITA SPRINGS	FL	34134
10463578	044825B1032000111	3525	BONITA BEACH RD SW	111	BONITA SPRINGS	34134	STAFFORD STEVEN R +		3525 BONITA BEACH RD #110		BONITA SPRINGS	FL	34134
10463579	044825B1032000112	3525	BONITA BEACH RD SW	112	BONITA SPRINGS	34134	SILVER BIRCH CAPITAL LLC		3525 BONITA BEACH RD STE 112		BONITA SPRINGS	FL	34134
10466956	334725B4034000010	3650	BONITA BEACH RD SW	1	BONITA SPRINGS	34134	BELL DENNIS & JANICE		7800 LEE DR		PLEASANT VALLEY	MO	64068
10466957	334725B4034000020	3650	BONITA BEACH RD SW	2	BONITA SPRINGS	34134	MONTELEONE MARIA GRACE &		349 N MIDDLETOWN RD		NANUET	NY	10954
10466958	334725B4034000030	3650	BONITA BEACH RD SW	3	BONITA SPRINGS	34134	FRANKO SUZANNE N +		166 6TH ST		BONITA SPRINGS	FL	34134
10466959	334725B4034000040	3650	BONITA BEACH RD SW	4	BONITA SPRINGS	34134	BEDDINGFIELD DANIEL E +		3650 BONITA BEACH RD SW #4		BONITA SPRINGS	FL	34134
10466960	334725B4034000050	3650	BONITA BEACH RD SW	5	BONITA SPRINGS	34134	GRACE FRANK +		198 TOPANGA DR		BONITA SPRINGS	FL	34134
10466961	334725B4034000060	3650	BONITA BEACH RD SW	6	BONITA SPRINGS	34134	CASE JAMES & DAWN		3650 BONITA BEACH RD SW #6		BONITA SPRINGS	FL	34134
10466962	334725B4034000070	3650	BONITA BEACH RD SW	7	BONITA SPRINGS	34134	KNOWLTON NANCY M		3650 BONITA BEACH RD SW #7		BONITA SPRINGS	FL	34134
10466963	334725B4034000080	3650	BONITA BEACH RD SW	8	BONITA SPRINGS	34134	LENNOX WILLIAM P JR		3650 BONITA BEACH RD SW #8		BONITA SPRINGS	FL	34134
10466964	334725B4034000090	3650	BONITA BEACH RD SW	9	BONITA SPRINGS	34134	SHILLO CARL J		3650 BONITA BEACH RD SW #9		BONITA SPRINGS	FL	34134
10466965	334725B4034000100	3650	BONITA BEACH RD SW	10	BONITA SPRINGS	34134	WICHROSKI GARY + CYNTHIA		3650 BONITA BEACH RD SW # 10		BONITA SPRINGS	FL	34134
10466966	334725B4034000110	3650	BONITA BEACH RD SW	11	BONITA SPRINGS	34134	LICHTENBERG CATHERINE +		10403 DARROW RD		VERMILION	OH	44089
10466967	334725B4034000120	3650	BONITA BEACH RD SW	12	BONITA SPRINGS	34134	LAMOUREUX YVES &		3650 BONITA BEACH RD SW #12		BONITA SPRINGS	FL	34134
10466968	334725B4034000130	3650	BONITA BEACH RD SW	13	BONITA SPRINGS	34134	YOUNG FLORA ANN & DONALD A TR		308 42ND ST		SANDUSKY	OH	44870
10466969	334725B4034000140	3650	BONITA BEACH RD SW	14	BONITA SPRINGS	34134	WERTZ ANNE L		3650 BONITA BEACH RD SW #14		BONITA SPRINGS	FL	34134
10466970	334725B4034000150	3650	BONITA BEACH RD SW	15	BONITA SPRINGS	34134	SAMUEL SCHMIDT &		8242 N OCONTO AVE		NILES	IL	60714
10466971	334725B4034000160	3650	BONITA BEACH RD SW	16	BONITA SPRINGS	34134	WOZNIAK ROMAN W & ANNA		3650 BONITA BEACH RD SW	#16	BONITA SPRINGS	FL	34134
10466972	334725B4034000170	3650	BONITA BEACH RD SW	17	BONITA SPRINGS	34134	VENTRE DOUGLAS W		3650 BONITA BEACH RD SW #17		BONITA SPRINGS	FL	34134
10466973	334725B4034000180	3650	BONITA BEACH RD SW	18	BONITA SPRINGS	34134	CARILLO HAROLD GONZALEZ +		28053 SUNSET DR		BONITA SPRINGS	FL	34134
10466974	334725B4034000190	3650	BONITA BEACH RD SW	19	BONITA SPRINGS	34134	MILLER WILSON R &		3650 BONITA BEACH RD SW #107		BONITA SPRINGS	FL	34134
10466975	334725B4034000200	3650	BONITA BEACH RD SW	20	BONITA SPRINGS	34134	PFISTER SUSANNE R		3650 BONITA BEACH RD SW #20		BONITA SPRINGS	FL	34134
10466976	334725B4034000210	3650	BONITA BEACH RD SW	21	BONITA SPRINGS	34134	STILL TERRY		3650 BONITA BEACH RD SW #21		BONITA SPRINGS	FL	34134
10466977	334725B4034000220	3650	BONITA BEACH RD SW	22	BONITA SPRINGS	34134	WINDAU TANYA		3650 BONITA BEACH RD SW # 22		BONITA SPRINGS	FL	34135
10466978	334725B4034000230	3650	BONITA BEACH RD SW	23	BONITA SPRINGS	34134	SOLL SANDRA E		3650 BONITA BEACH RD SW #23		BONITA SPRINGS	FL	34134
10466979	334725B4034000240	3650	BONITA BEACH RD SW	24	BONITA SPRINGS	34134	RATHJ BRENDA		3650 BONITA BEACH RD SW #24		BONITA SPRINGS	FL	34134
10466980	334725B4034000250	3650	BONITA BEACH RD SW	25	BONITA SPRINGS	34134	MCHUGH EDWARD J		3650 BONITA BEACH RD SW #25		BONITA SPRINGS	FL	34134
10466981	334725B4034000260	3650	BONITA BEACH RD SW	26	BONITA SPRINGS	34134	KOLHOFF DAVID J & MARY LYNN TR		9512 SAIL WIND DR		FORT WAYNE	IN	46804
10466982	334725B4034000270	3650	BONITA BEACH RD SW	27	BONITA SPRINGS	34134	PIPAL DONALD M & JANET L		565 VERTA VISTA DR		WAUKESHA	WI	53189
10466983	334725B4034000280	3650	BONITA BEACH RD SW	28	BONITA SPRINGS	34134	ZIMMERMAN CLARENCE L		3650 BONITA BEACH RD SW #28		BONITA SPRINGS	FL	34134
10466984	334725B4034000290	3650	BONITA BEACH RD SW	29	BONITA SPRINGS	34134	KIEFER ROBERT J +		16216 95TH ST		HOWARD BEACH	NY	11414
10466985	334725B4034000300	3650	BONITA BEACH RD SW	30	BONITA SPRINGS	34134	KELLY CHARLES R JR		3650 BONITA BEACH RD SW # 30		BONITA SPRINGS	FL	34134
10466986	334725B4034000310	3650	BONITA BEACH RD SW	31	BONITA SPRINGS	34134	MARRO MARGARET R		3650 BONITA BEACH RD SW #31		BONITA SPRINGS	FL	34134
10466987	334725B4034000320	3650	BONITA BEACH RD SW	32	BONITA SPRINGS	34134	ONEAL DANNY W & ANNA M		PO BOX 162		GARRETT	KY	41630
10466988	334725B4034000330	3650	BONITA BEACH RD SW	33	BONITA SPRINGS	34134	BROWN MAYNARD H III +		3168 STATE ROUTE 28		OLD FORGE	NY	13420
10466989	334725B4034000340	3650	BONITA BEACH RD SW	34	BONITA SPRINGS	34134	SCHNUTH MARY C		PO BOX 2753		BONITA SPRINGS	FL	34133
10467663	334725B40340000CE		RIGHT OF WAY		BONITA SPRINGS		BONITA HEIGHTS PARK CO-OP	CASTLEBRIDGE MANAGEMENT	10911 BONITA BEACH RD STE 2011		BONITA SPRINGS	FL	34135
10468063	334725B40340A0000	3650/3652	BONITA BEACH RD SW		BONITA SPRINGS	34134	MACKE PROPERTIES OF FLORIDA IN	VESTA PROPERTY SERVICES	27180 BAY LANDING DR STE 4		BONITA SPRINGS	FL	34135
10555347	044825B10001400A0		ACCESS UNDETERMINED		BONITA SPRINGS		INTERSTATE GOLF CART SERVICE		W142N6589 MEMORY RD		MENOMONEE FALLS	WI	53051

10593582	33472599B32760000		SUBSURFACE RIGHTS	BONITA SPRINGS		STRAF LLC	3895 STONERIDGE LN	DUBLIN	OH	43017
10595127	334725B3002700000	3300-3360	BONITA BEACH RD SW	BONITA SPRINGS	34134	AMCAP BONITA LLC	333 LUDLOW ST FL 8 S	STAMFORD	CT	6902

NEIGHBORHOOD INFORMATION MEETING
Bonita Springs Diner Special Exception
September 21, 2020

PLEASE PRINT CLEARLY

NAME: David & Therese Hearnden	EMAIL: Tpope3830@gmail.com
ADDRESS: 3666 McCombs Lane B.Springs 34134	PHONE: 239-908-9345
NAME: Pam Whitlow	EMAIL: pwhitly2250@yahoo.com
ADDRESS: 3646 McCombs Ln.	PHONE: 239.777.0083
NAME: PEGGY MAZARAS	EMAIL: OKIISAN@EARTHLINK.NET
ADDRESS: 3656 McComb Ln 34134	PHONE: 239-297-5995
NAME: Brad Kaemmer	EMAIL: brad@pmagrill.com
ADDRESS: 2120 Curtis Str Naples FL 34112	PHONE: 513-378-9730
NAME: Harvey Street	EMAIL: hpeasystreet@yahoo.com
ADDRESS: 3646 McComb Lane Bonita Springs, FL 34134	PHONE: 239-877-4570
NAME: CHRIS DiGisso	EMAIL: bannclow@mac.com
ADDRESS: 3645 MARAN LANE BONITA, SPRINGS, FL 34134	PHONE: 239-253-0162
NAME: KAY HAPPEL	EMAIL: khap33@OUTLOOK.com
ADDRESS: 3645 McComb Ln	PHONE: 239-948-4372
NAME: Jim Magnus	EMAIL: JCMagnus@aol.com
ADDRESS: 3721 Bonita Beach Rd	PHONE: 239-941-2900
NAME: Susan + Steve Longo	EMAIL:
ADDRESS: 3675 Cartwright Ct	PHONE: 239-313-9773.
NAME: BOB VAYDA	EMAIL: bobestofftcooney.com
ADDRESS: 3705 McCOMB LN	PHONE: 239-963-5436

Bonita Diner Special Exception

September 21, 2020 Neighborhood Information Meeting (NIM)

Project Team

- **Markit, LLC** – *Applicant*
- **D. Wayne Arnold, AICP, Professional Planner** – *Q. Grady Minor & Associates, P.A.*
- **Michael Hererra, P.E., Professional Engineer** – *Q. Grady Minor & Associates, P.A.*
- **Mark McLean, Naples Studio Director** – *MHK Architecture & Planning - Naples*

Project Information

STRAP Numbers: *04-48-25-B1-00016.0000 and 04-48-25-B1-00016.0010*

Address: *3621 and 3601 Bonita Beach Road*

Zoning: *Keene Family LLC CPD (Bonita Beach Road Corridor Overlay)*

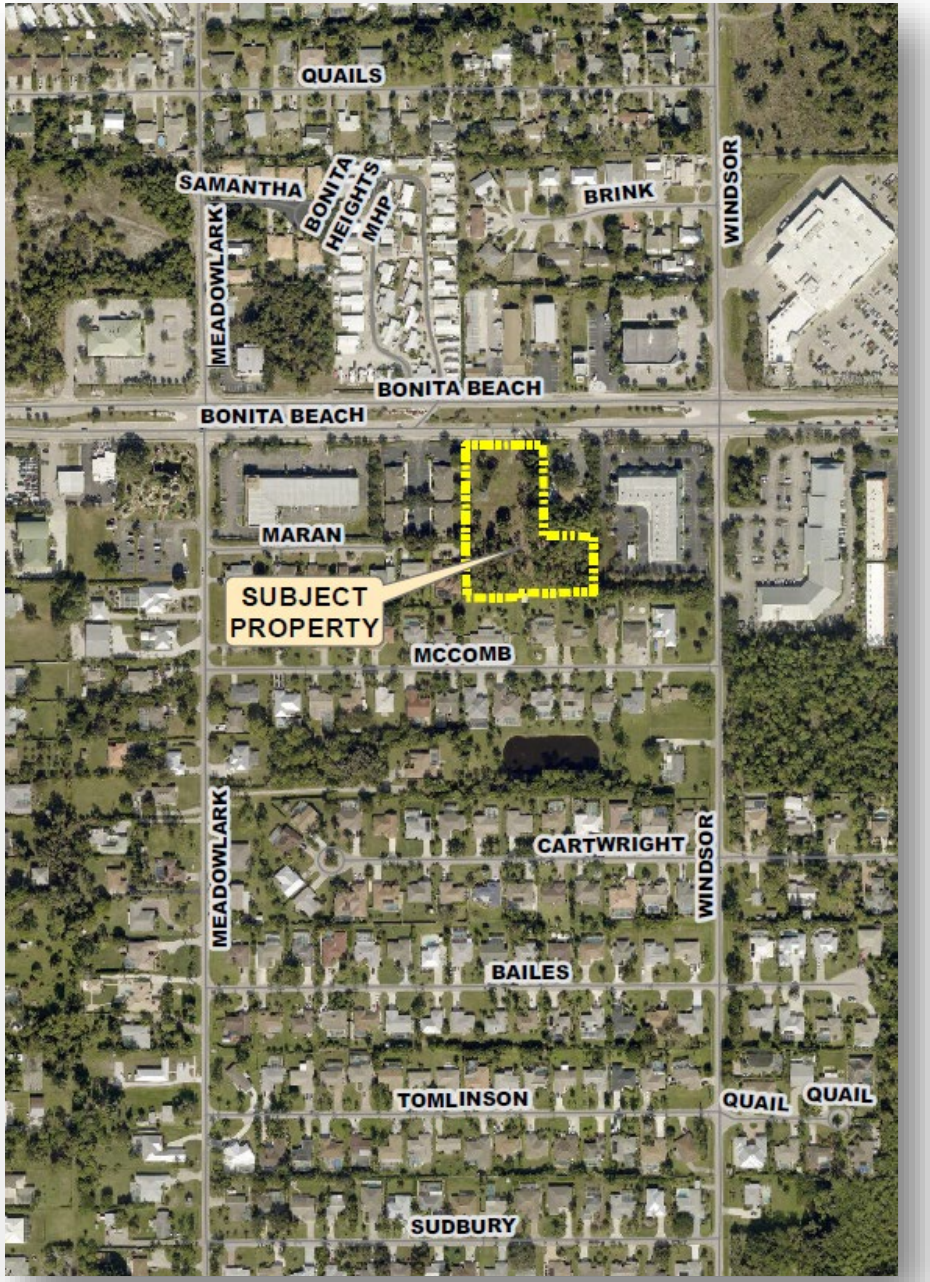
Future Land Use Designation: *General Commercial*

Project Acreage: *2.23+/- acres*

Proposed Request:

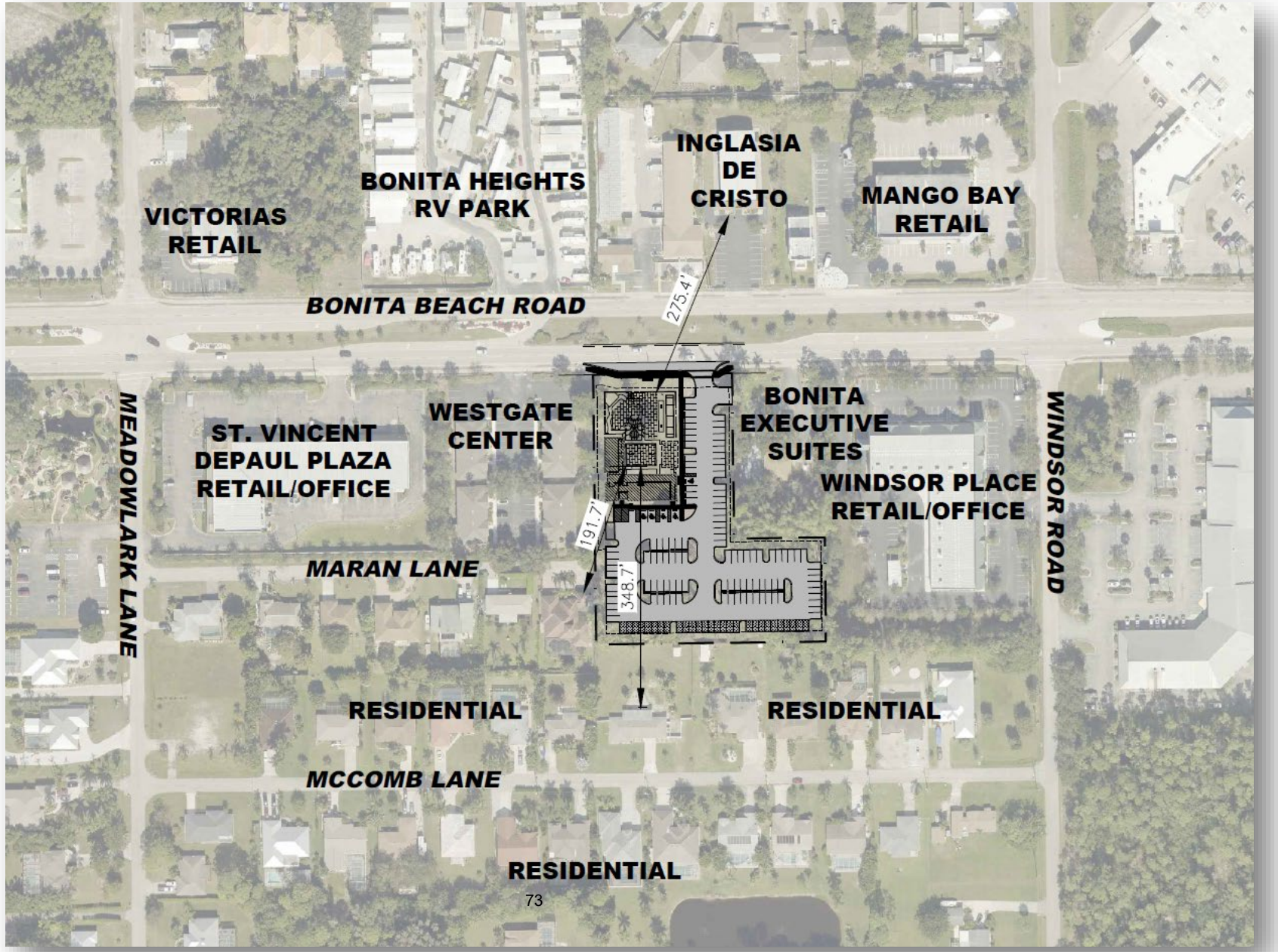
The applicant is requesting a Special Exception to allow outdoor consumption on premises (COP) in conjunction with a restaurant.

Location Map



Preliminary Conceptual Site Plan

Distance Exhibit



N

SPE20-75174-BOS

Preliminary Conceptual Site Rendering

Preliminary Conceptual Renderings

Conclusion

Documents and information can be found online:

- *Gradyminor.com/Planning*
- *Community Development Public Portal:*

  https://cityofbonitaspringscd.org/welcome/community2/

Next Steps

- *File application with the City of Bonita Springs Community Development Department*

Contact:

- ***Q. Grady Minor & Associates, P.A.:*** *Sharon Umpenhour sumpenhour@gradyminor.com or 239.947.1144 extension 1249*

Wayne Arnold: Hi, good evening, everybody. I'm Wayne Arnold. I'm a planner with Q Grady Minor & Associates here in Bonita. This is Sharon Umpenhour, who is recording the meeting. And we also have some Zoom participants. So, if you're on Zoom, I hope the audio's picking up okay for you, that you can hear us. If not, can you please let us know?

Male Zoom Speaker: Yes. It's working fine.

Wayne Arnold: Great. Thank you. So, with me tonight – this is Michael Herrera from our office. He's the Engineer on the project. Then, Mark McLean, who is the Project Architect. And we have Brad Kaemmer, who's, uh, involved with the diner group that's, uh, looking to develop the new –

Wayne Arnold: – restaurant concept here in Bonita Springs. So, we're here for a Neighborhood Information Meeting. We're required to hold a meeting like this before we can submit an application to the city of Bonita. And this is for a special exception, and it's for the fact that we want outdoor dining in conjunction with the restaurant.

[00:00:57] The restaurant itself is a permitted use under the Bonita Beach Road overlay, but in order to have outdoor consumption on premises, you have to go through the special exception process, which will ultimately be heard by the, uh, Zoning Board, as well as City Council, who would make the final decision on that.

And the special exception process, uh – I'll go through some of our materials that we intend to submit to the – to the city and talk to you a little bit more about the concept. But it, um – the special exception allows staff to put limitations that they may find necessary because of the location, which could include hours of operation, etc. So, those are things that staff, um, will – will likely be looking at. Sometimes they – they wanna look at a site plan with regard to lighting, etc. So, those are things that, um, we're gonna be dealing with on staff.

And again, we haven't submitted anything to the city yet. It's probably a six-month process to wind our way through the process of the special exception review. Let's advance one, Sharon.

[00:02:00] So, again, the – the current property is zoned for a commercial

planned development, and through the overlay process, we're allowed to have the restaurant use. It's designated general commercial under the city's future land use map. And it's just a little over two acres. There are two parcels that total about 2.2 acres in size.

This is an aerial photograph showing you the location. Obviously, if you're – you're neighbors, you – you know the location of the property. But it's be – in between two commercial properties. And then, of course, we have the residences, um, located south of us. And so, we have to, as part of our process, look at a conceptual plan for the property. So, this is oriented – north is to your right on this preliminary concept plan. You can see that –

[00:02:55]

Wayne Arnold: – we put some grass parking immediately to the south, along the south property line. The one brief conversation we had with staff, that was at their suggestion. They wanted us to soften that buffer between the residential and commercial, so they asked us to put in mostly overflow grass parking in that location as well as our buffer. And then, on the – the master plan itself, they've asked us to orient it because of Department of Transportation – the restaurant area is to the west side of the site. And the restaurant concept is – is fairly unique for our area. It's, um, it – I would call it a courtyard concept. There's indoor and outdoor dining, but a good portion of it will be an outdoor dining, uh, fun, more courtyard atmosphere.

There'll be, obviously, tables. There'll be some lounge tables, probably a fire pit – things like that. It's gonna be walled from Bonita Beach Road in some manner. Mark, I don't know if we've detailed anymore about what that wall component would look like against Bonita Beach Road? But it would have both internal and external seating.

[00:04:00] The – the restaurant building itself, and kitchen area, is the – the farthest south building. And then, there's indoor dining located on our west side as well. So, that's a separator between us and the nearest residences.

Male Speaker: Can you expand that out so we can see the buildings?

Wayne Arnold: I don't think I can expand the view on this PDF, sir. But anyone who wants to come forward if they can't see it on the screen, is

welcome to come forward a little bit and take a look at that. I can try to point to some of the features. This building that I'm highlighting in green, if you can see that, that's the kitchen building. And that's all indoor and air conditioned space. And then, this building to the west is also indoor seating. And then, the outdoor seating and a small bar area are located central to that. And then, out of here, we're – we're showing maybe bocce ball, maybe **[inaudible]** – things like that with some lounge seating. And then, more outdoor seating with some, uh, probable –

Female Speaker: Okay –

Wayne Arnold: – umbrella type seating.

Female Speaker: – um, where's McComb Lane? Where's Maran Lane on there?

[00:05:00]

Female Speaker: Maran Lane is –

[Crosstalk]

Wayne Arnold: Excuse me, ma'am. If we could – we need to have everybody on a microphone when they're speaking because –

Brenda Dasika: Oh, okay.

Wayne Arnold: – we have to record this for the city. So, if there are questions – we're gonna take questions –

Brenda Dasika: Okay.

Wayne Arnold: – in just a few minutes. But – so, the – the primary – so, the residences are back here.

Female Speaker: Okay.

Wayne Arnold: So, this is north. Bonita Beach Road is right out here. And then, parking, obviously, is depicted here with our grass overflow parking and landscape buffer that's –

Wayne Arnold: So, this shows a little more of a detailed engineering plan. It's a little bit harder to read. I – I focused on the – the color exhibit. These are some concept renderings. This is a view that would be looking in from Bonita Beach Road, where you can kind of

get an idea of the courtyard, outdoor feel that the – the diner's trying to achieve here.

[00:05:51]

Wayne Arnold: I don't know why it keeps advancing. But then, these are some other concepts. The truck that's depicted, for instant, on the right screen that's not really a – it is a real truck, but it's used as a – just sort of a dummy vehicle that would be part of the bar service so people could go up to that. It's just more of a unique aspect of the diner. And you can see the focus on outdoor covered elements in the rest of the courtyard area. So, it's – a – again, there's a Lake Park Diner in Naples that's very similar in concept to this that – that's, uh, Brad and his cr – crew developed. And they're trying to bring that concept to Bonita.

They think it'll be well received and – and a good fit for the community. Beach Road, obviously, is a high travel volume roadway and – and looks to attract people who are both locals and some of the – the tourists who are using the beach. So, that's a very brief overview of what we're doing. And I – Sharon, do we have live microphone that we can share with people if they have a question so we can make sure everybody is – hears them and – I think what I'd like to do is – since there's only a couple people, it looks like, on Zoom, maybe if anybody on Zoom has any questions we can take those first. **[Pause]** So, if you'd unmute –

[00:07:05] [Crosstalk]

Sarah Elder: Um, I would like –

Wayne Arnold: – if you have a question.

Sarah Elder: – to ask a question.

Wayne Arnold: Sure. Can you s –

[Crosstalk]

Sarah Elder: Uh –

Wayne Arnold: – tell us your name or if you're a neighbor or –

Sarah Elder: Sure. My name is Sarah Elder, and, uh, my husband and I own the property at 3554 McComb Lane, so we back up, um, to the proposed property, just kind of catty corner.

Wayne Arnold: Okay.

Sarah Elder: And, um, my question is, I – I see that you have a, um – a kind of a green space buffer area where the parking lot begins. But are you planning to put some sort of a wall as well there to prevent, say, people from wandering from the parking lot into people's properties? Or is the only wall going to be around the venue itself?

Mark McLean: I – I – I'll have to check to see whether or not a wall is required by city code. Um, but if – if that's something you think would be desired, we can certainly talk about that with the project architect and the, um, developer of the project.

[00:08:04]

Sarah Elder: Okay. I – I mean, I think that might be something people would – would appreciate, perhaps, with sound or just, uh, more sound protection, and more sound barriers, and, um, just more property protection.

Wayne Arnold: Okay. Thank you for the comment.

Sarah Elder: Thank you.

Wayne Arnold: Anybody else that's on Zoom like to comment?

Dave Kolhoff: Yeah. This is, uh, Dave Kolhoff. I have a question. I'm a neighbor across the street in the Bonita Heights Park – uh, mobile home park. Um, do you folks plan on having live music it – outdoor music there?

Wayne Arnold: I think the answer is at this time we're not sure.

Wayne Arnold: I think it would be desirous to have live music in some form. But I don't think we have specific details. I mean, like I said, we really haven't talked to the city staff about that.

[00:09:00] I'm sure that, um, you know, whether or not it's amplified or not, I know that just following some of the other projects in the city, that that issue, uh, tends to come up in their additions that – that limit hours of operation for that type – and whether it's not it's amplified or not and how many musicians at –

[Crosstalk]

Dave Kolhoff: As I – that – that –

Wayne Arnold: – a time, so –

Dave Kolhoff: – you're kind of breaking up, um. I – I – I think what I heard was you saying that you – you think it might be desirable at some point.

Wayne Arnold: Yes, I think it would be desirable for us to have live entertainment in some form.

Dave Kolhoff: A – and – and if so, what – would there be any time restrictions and would there be any – I don't know – do the – are there decibel restrictions? Because – because right now, uh, just – just west of this property there's the Island House Bar and – and they have live music.

[00:10:00] They don't play that late, but it – it – e – even that, you know, it – it gets pretty, uh – it's pretty loud and – and my – my home is in – just towards the back of – of the Bonita Heights, uh, Mobile Home Park and it's still pretty loud. Um, but, like I said, it – they don't go very late.

Wayne Arnold: Yeah, and that is –

Dave Kolhoff: So –

Wayne Arnold: – may – I probably didn't read very well over the remote mic we're using, but the city would – would condition any live entertainment aspect to hours of operation. There may be a decibel level they establish, and it would be something that, um, will be part of the review process.

Dave Kolhoff: Okay. Thank you.

Wayne Arnold: Mm-hmm. Thank you. Anybody else that's remotely there that would like to ask a question before we take some audience member comments and questions? **[Pause]** No? Well, if you're in the audience and have a question or comment, if we could get you to speak into the microphone, that would be helpful. So, s –

[00:11:00]

Brenda Dasika: Thank you. Um, we are **[inaudible]** – hello? We're Brenda and

Chris Dasika. We're own the last property on Maran Lane.

Wayne Arnold: Okay.

Brenda Dasika: We about this property on that upper left corner – the one that is on the west side. We have a lovely home with a guest house. Uh, we moved there because it was very nice and peaceful, out of the way. It is a – a lane, a private lane.

Wayne Arnold: Mm-hmm.

Brenda Dasika: And, um, I will say **[inaudible]** I am opposed. I think we are opposed to having, uh, any live music out there. Looking at the layout, it looks partyville.

[00:12:00]

Female Speaker: Yes.

Brenda Dasika: Um, it looks like it's – I mean, it – it – it's a – probably a lovely place, just not for that location. Um, it's a lot of parking. I see an ell that comes down on the side. We all know what happens in, uh, unsecured places, um, when there is drinking, and dancing, and all of that. I'm all for a good time. Not in my back yard.

Wayne Arnold: Okay. Thank you. **[Pause]**

Bob Veda: Hi. My name is Bob Veda. Um, I live at 3705 McComb. I've got a couple questions. You've got a buffer along the south edge, some turf parking, and a landscape buffer. How wide is the landscape buffer?

[00:13:04]

Wayne Arnold: Can you answer that, Michael?

Michael Herrera: Fifteen feet. The landscape – or, – sorry about that. The landscape buffer is a 15-foot wide, uh, landscape buffer.

Bob Veda: So, you –

Michael Herrera: So, commercial next to residential, it's not only on the south – it's on the south side. It's –

Bob Veda: Well –

Michael Herrera: – also on the west side.

Bob Veda: But –

Michael Herrera: But –

Bob Veda: – keep in mind, it's commercial against residential, but you're asking for an exception. So, I think the answer of we don't know about a wall is probably not a good answer. Um, keep in mind, again, you're asking for an exception. So, I would strongly consider – since there are residences just to your south, that, you know, a screen wall be added, a fence, something solid, eight-foot tall, um. Again, I just don't agree with the we don't know answer. Um, do you have a landscape architect?

[00:14:06]

Wayne Arnold: We will have a landscape architect. That's not part of the special exception requirement, Bob.

Bob Veda: Okay. Um, what's the process for live music application here?

Wayne Arnold: Uh, it's my understanding that there really is n – no process other than a special exception as we're going through here that – the ones that – you can go and apply for a special permit for – on St. Patrick's Day or something, you go and a – and approach City Council to get a Live Entertainment Permit. But otherwise, you can have live entertainment as a component of your outdoor consumption on premises application.

Bob Veda: So, I don't follow that answer. So, if – like, if – so, if they build a diner, and in a year decide to have live music, what's the process that they go through to approved? Is there a process?

[00:15:00]

Wayne Arnold: The process, as I said, is this special exception process.

Bob Veda: It's just like – so, you have another community meeting and then go through zoning?

Wayne Arnold: Not necessarily. The special exception process, if we indicate that we want special exception to also allow the music, that is not a special exception use. The only requirement for special

exception is because there's outdoor dining with consumption on premises. It's not because of music. So, if you want music, we need to express that in our application and then staff will most likely try to apply conditions to that if they support it. Otherwise, we could come back in on a special occasion and ask for a special event. That would be a one-time only or something like that.

Bob Veda: So, special exception – civil and zoning variance, correct?

Wayne Arnold: No, sir. It's not. It's not a variance.

Bob Veda: So, what's – to get the special exception does the city require a hardship?

Wayne Arnold: No.

Bob Veda: With – with –

[00:15:58]

Wayne Arnold: There's just criteria under the code that you make provisions for it. Several uses are allowed only by special exception in the city, and this happens to be one of them, the outdoor consumption on premises.

Bob Veda: Okay. Any comments on the request for a wall? Is that a possibility?

Wayne Arnold: Um, I don't feel like I can make a commitment tonight to you, Bob. I mean, it's something that we'll certainly consider, but the people who make that decision are not in the room tonight. And this is one or our two required meetings. This one, we have to hold a meeting just so everybody's aware. Before we can even submit an application to the city, we have to hold another one of these meetings once they deem us sufficient and before we get to a public hearing.

Bob Veda: And is there also a – a planning meeting or a zoning meeting?

Wayne Arnold: Yes, the required meeting before the Zoning Board, and they make a recommendation to City Council and –

Bob Veda: And City Council –

Wayne Arnold: – the ultimate decision is by council. Yes.

Bob Veda: But isn't the architect and the owner here?

Wayne Arnold: No, sir. The architect is here, but he's not –

[00:17:00]

Wayne Arnold: – the owner.

Mark McLean: From an architectural standpoint, the wall is a possibility. The height of it, I heard someone say eight feet – that's not even allowed here by code. I think our maximum height, if I'm not mistaken, is six feet. So, e – even if we could put it in there, our maximum will likely be six feet. There's also exceptions in the code for length of wall. I don't know that they would allow us to start on the southeast corner and completely enclose this along the south and all the way up the west side. So, we have to follow the code recommendations for that. I'm out to the developer right now to see if they have that in their budget. I just haven't got an answer back at this time of the evening. But could we put a wall in? The answer is yes, we could. It's just a matter of is it budgeted for. The intent of the design is to keep the wall perimeter around the building itself and keep the noise contained within the building. So, th – you know –

Bob Veda: But you do have parking and turf parking that have lights in our face to the south.

[00:17:53]

Mark McLean: Um, a – a – and – and that should be mitigated by the landscaping. I mean, one of the things to keep in mind is that if an applicant came in here with a strip plaza or some sort of, uh, mall that had nighttime retail in it, they wouldn't even be here asking that question. So, as far as parking lot noise, and headlights, and those sorts of things, we completely understand what can happen in evenings when you have people having drinks.

This isn't a night club. It's not intended to be a – a dance hall or a late-night night club at all. Lake Park Diner that's in Naples closes at 10:00 p.m. if it lasts that long. It's usually closed by 9:00 because it's just – it's a diner. So, you sometimes get that after sunset rush for people coming in for a late-night – a late evening, you know, meal. But other than that, it's usually closed by 10:00 p.m.

Bob Veda: So, the gentleman to your right is associated with the operation of the diner but is not the developer? Is that what you're saying?

Mark McLean: Correct.

[00:19:00]

Bob Veda: I got it. I – I will say I have questions about the diner. But Lake Park Diner in Naples is very run.

Wayne Arnold: Thank you. Anybody else have questions?

Female Speaker: Uh, I see the parking spaces are lined out. Um, what is the proposed seating capacity for the restaurant, totaled with bar seating, outdoor seating, indoor seating?

Wayne Arnold: We're still refining that, but this application, or this exhibit, depicts a little over 200 seats between the indoor and outdoor dining areas.

Female Speaker: Okay. That's a lot. Thank you.

Wayne Arnold: Mm-hmm. Thank you.

Paul Cartwright: Go ahead. You can go ahead. I'm, uh, Paul Cartwright. I own Westgate Center to the west of you. Uh, you have no fencing, any walls going on my side, correct?

[00:20:05]

Wayne Arnold: Not as of right now.

Paul Cartwright: Okay. So, you put it on Bonita Beach Road for your diners so they won't hear traffic noise, but the rest of us don't get anything. Um, we don't get anything. I just wanna make that known. Um, 100-and-uh – you've got s – uh, six handicaps, 25, uh, stalls per – that's 150 parking spaces. I think it's somewhere around there what you have. Uh, two people per – that's 300 right there. Then, lastly, you say, "Well, there's no music," but you're plan shows a stage up there right up against my property. Um, I have to agree.

[00:21:00] These people have the house next door to me. It would be a tremendous financial loss for them. I don't know about the other people, but I don't – and, you know, the gentleman hinted

on special exception. Uh, and you say, "Well, a strip center or whatever wouldn't even have to be here." That's correct. They wouldn't be. I built my building without any special exceptions.

I built it to the codes, what was on the property. I don't think you guys are being truthful about the music, um, to us. I think the whole thing is based on a – a band being out there. And, uh, if a band starts at noon, how's – how's the dentist next door – how's the dentist next door, that's probably 45 feet away – how's somebody gonna make a living? And then, he says, "You know what, Paul? I don't wanna be in your building anymore because I gotta deal with this next door."

[00:22:00] Um, I think, from y'all's standpoint – and this is what I do. I'm a developer. I own warehouse complexes and this and that, but I really – and I'm tickled somebody's gonna build on the property, but I am gonna take a financial hit because I've seen the one in Naples. And that's fine and dandy, and oh it's great for Bonita. But there's also people that make a living, have their retirements, have – these people have their – their – probably their life savings in this home and everything else. And I don't think this is good at all, uh, for this. And I think you're low saying 200 people. I think you're closer to 300. I think, "Well, we're not gonna play music right now" – well, you gotta a stage up there. Nobody's gonna have a drink without – without listening to music. And, "Well, they're not gonna be there till 10:00."

[00:23:00] Well, I have people during the day and – that work there and they shouldn't be – hardship just because we wanna do this on this property. So, I don't agree with it at all.

Wayne Arnold: Thank you.

Peggy: I – hi, I'm Peggy. I live real close to that property. The – the wall that you have going up around this outdoor seating, how tall is that?

Mark McLean: I believe –

Peggy: Six feet?

Mark McLean: No. I think that wall's 12 feet because it's in –

Peggy: Twelve feet.

Mark McLean: – the buil –

Peggy: So, that might –

Mark McLean: – it's in the building setback –

Peggy: – contain – okay.

Mark McLean: – so we're allowed to treat it as portions of the building.

Peggy: Okay. All right. So, you already have a fence that whole length of that property. It's a wood fence. Six foot.

Mark McLean: On the west side –

Peggy: On the south side. You've already – you've already gone in – somebody's already gone in and put up a wood fence there because they had to readjust the property line.

[00:24:00]

Peggy: The people who are not here tonight.

Mark McLean: You'll have to answer that.

Wayne Arnold: Yeah, there's an existing, uh, fence there.

Peggy: Yes, there is.

Wayne Arnold: That's – that's correct.

Peggy: So, it's only six-foot. Would you consider that your sound barrier back there because –

Wayne Arnold: That –

Peggy: – it just takes one drunk person and to hit the – hit the accelerator instead of – instead of going, you know – going drive instead of reverse and they're into some neighbor's property, either side. A person burning it could go right through their property. I don't care if you have a 15-foot rock or, uh, foliage. You know, so, I – I think you want an exception, you probably ought to consider building up that area and getting an exception for a concrete wall instead of –

Wayne Arnold: You're –

Peggy: – a fence.

Wayne Arnold: The int –

Peggy: But –

Wayne Arnold: – of course, they need to figure out who's in ownership of that fence. But if – if we agree to, or the owner – the owner agrees to put in a – a wall, it's not gonna be a fence. Everything is – a – a wall prop –

Peggy: Okay. But you're saying the wall around all that music and everything is gonna be 12-foot tall?

[00:25:00]

Mark McLean: It's 10 feet.

Peggy: Ten feet.

Mark McLean: Yep, I just looked it up. It's 10 feet.

Peggy: Do you have any information regarding how that sound travels in – with that 10-foot wall, that –

Mark McLean: Uh, no. I mean, uh, if – if – if you look at –

Peggy: Oh, I know. I mean, I've dealt with Sneaky Pete's down the street for the past 16 years. And when you get motorcyclists in there – Kay can say because she's been here 22. It was a lot of noise Friday, Saturday night, Thursday night – 11:00, 12:00, 1:00 in the morning you have music. And it's – you can't even sit outside your house.

Kay Abel: You can –

Peggy: Right?

Kay Abel: – can hear the music in your house.

Wayne Arnold: We – we – we need –

Peggy: In your house.

Wayne Arnold: – to have everybody who speaks on the microphone, please. So

–

Peggy: Let alone the property values, which – who's gonna sell a house if you have all this loud music going on?

Wayne Arnold: No, I – understood.

[00:25:57]

Peggy: It is going to be very, very difficult. And I know because my house is for sale.

Wayne Arnold: Well, I think, as Mark mentioned, our – the concept was to contain all of the outdoor seating areas inside a walled courtyard, which is what's depicted here. This is looking south from Bonita Beach Road. So, you can see that there's a wall, or buildings, surrounding all of that courtyard seating area where the outdoor alcohol service would be. And just to be clear – I'm not trying to be argumentative, but I think we made it clear it is our desire to have live entertainment in some form, and we'll be talking about that with the city staff and what level of entertainment that would be I don't know tonight. Yes, ma'am.

Kay Abel: Uh, as far as noise, you made this look like it would be very noisy from the standpoint of not – the games that are gonna be played and – as well as the fact that this is all open. I can't tell exactly how much of it is open outdoors.

[00:27:00] But it looks like the stage is open and a band on a stage, open air, is gonna travel really far. And we are all going to be listening to it inside our homes. When Sneaky Pete's – we finally got Sneaky Pete's to stop with the music. Uh, they didn't stop, but they did something inside their building. And it was enclosed. And they did – finally did something inside the building that piped down on the noise level. Like, I could feel the bass vibrations in my house. And it's not fun.

Wayne Arnold: Right.

Kay Abel: And when you try to sleep at night, it's horrible – trying to think – and you've gotta get up in the morning and go to work and you're listening to this. I don't –

Wayne Arnold: Understood.

Kay Abel: – know how you could – I don't know how you could contain

that noise.

[00:28:00]

Wayne Arnold: You wanna say something, Brad?

Brad Kaemmer: Sure.

Wayne Arnold: You'll have to be on a microphone.

Brad Kaemmer: Um, yeah, so I – I – maybe I'll add a little clarity to, uh – my name is Brad Kaemmer and I work in – in restaurant operations. And I – and I actually – I work for a gentleman named Paul Fleming. Paul Fleming started P.F. Chang's. He started Fleming Steakhouse. So, we are restauranteurs. We're not nightclub people. Um, it – this isn't – this is a restaurant. This is not a bar. The Lake Park Diner that we have, uh, down in – in Naples is very much connected to the community. You know, during COVID, when all other restaurants were closed, we were serving 100 meals to NCH on a daily basis for all of the – the kind of first responders and – w – we're not nightclub people.

[00:29:00] The – the restaurant closes at 10:00 and – and really, we could probably close it at 9:00, um, on a regular basis. Uh, so it's not – it – the – the product mix, if you will – the way that we look at our business is, you know, any – any business that – that served more than 51 percent of their sales in alcohol is considered a bar. We're not even close to that.

This is not – Lake Park Diner is not a place to go drink, I guess, if you will. It's very much, you know, healthy. It's a lifestyle – fresh crushed juices, and coffees, and – although alcohol is a component, it's not a big piece of our business. We wanna be a – a restaurant that – that serves some alcohol. We don't wanna be a bar that serves food. Um, w – we've also been great stewards of a community where we do business and this would be no different. It – it's not – it – it – it's not may – maybe the way it's being perceived here as – as kind of this bar or entertainment venue. It's a restaurant.

[00:30:00] And it does have some components of entertainment to draw people, but we're in the business of selling food. Um, and it's – the alcohol mix is not a huge component of what we do. I don't know if that will help –

Wayne Arnold: Thank you.

Kay Abel: How does that affect the noise? I mean, you're still are gonna have – you have a – Kay Abel and I live on McComb Lane.

Brad Kaemmer: Yeah, so I think that, if you've ever been to Lake Park, it's not built this way, like a fortress. We don't have all of those sound dampening walls around the perimeter of the business. It's – it's really kinda open air seating. So, this – this is definitely more enclosed and contained than the prototype that we have right now.

[00:31:00]

Wayne Arnold: A nd as I mentioned, the city will place conditions on any special exception with regard to hours of operation, maybe decibel levels. I know that, um, I looked at one of the more recent approvals that was for, um, Lansdowne, and they conditioned the number of days they could have entertainment, the times of day they could have entertainment, whether or not it was amplified or not. So, there are conditions that the staff will look to. And we'll work with them, certainly, to do that. We clearly understand we have neighbors that are concerned about that.

Brad Kaemmer: Uh, can I mention one more thing?

Wayne Arnold: Sure.

Brad Kaemmer: You know, uh, I think it's important to understand kinda the – the way the restaurant is designed, and maybe it'll add a little bit more context. At Lake Park Diner, you walk up and you order your food and then you sit down and it becomes full service at that point. It's not a sit down dining experience where waiters come once you get your food and receive your food, if you wanna have a cup of coffee, you – we serve milkshakes, those kind of things.

[00:32:00] It can become full service at that point, but it's – it's more of a fast casual type component as – as opposed to a full service dining experience with waiters and, you know, th – that kinda deal. It – it's – it – it does a – a great amount of carryout business, you know, because people coming back from the beach at Lake Park Diner are – often are coming in their flip-flops, and swimsuits, and – and grab some food and – and kinda go. Um, so it – it's a little bit different service model

maybe than you can even tell from here with, you know, kinda traditional waiters and – and that – that piece.

Wayne Arnold: Anybody else have a question or comment? Yes, ma'am.

Sue Rodina-Longo: Hi. My name is Sue Rodina-Longo and I live on Cartwright. So, I'm, um, a street farther away from these, um, other neighbors here.

[00:33:00] And, um – but I wouldn't wanna be in their position. So, one thing I wanna ask you is I don't see lighting in the parking lot. Are there plans for lighting in the parking lot?

Mark McLean: Yeah, so, there'll be a lighting component when we go into the development – or process through the city.

Sue Rodina-Longo: Do you know how high the lighting will be?

Mark McLean: It'll be dark sky compliant. I don't know the height yet. We haven't designed anything. We're at pre app – uh, not even – uh, we're at a meeting before w – we submitted an application. But once we start design, which we haven't started yet, we'll – we'll work on those items.

Sue Rodina-Longo: Okay. So, that's not, um, been decided upon yet.

Mark McLean: Not even design wise.

Sue Rodina-Longo: And then, you don't know at this point then is that lighting gonna be, um, office or time – or will it stay on all night long? Because my other concern is, without having lighting, the way our, uh, world is going, I see crime here.

[00:34:00] And I see – especially in the back parking lot, particularly that – we're talking alcohol consumption. And then, that's a lighting – which, in the back end, these people who have not had lighting in their back yard now are going to be dealing with all the lights shining in their windows at night. So, lighting is a concern to me. Crime is a concern to me. And also, to be honest with you, this is a restaurant which is serving food and, um, there's gonna be ventilators and – I think of how much are we going to be smelling food in the hours of their operation, cooking like greasy food all day long, smelling this through the night. So, I have a concern with, uh, still – on one hand, the noise because I don't know how you're gonna stop the noise.

[00:35:00] And honestly, you just mentioned, sir, that the restaurant – the Lake Side restaurant does not have the containment walls around it. This restaurant does. And honestly, I don't know how you're gonna do that because in 95-degree weather I don't know who's gonna wanna sit in there. That is like – concrete walls and 95-degree weather, you're either gonna have more people drinking more alcohol or, uh, they're gonna be leaving.

So, that's something you might wanna consider. And you take the walls down, then we're even back at a more extreme noise level. And then there's – there's no acoustics there. I see no acoustics there whatsoever. I see concrete walls with music bouncing off of concrete walls. So, um, I just see a lot of noise. Take the band away, take the music away, and I still see a lot of noise. You've got people hooting and hollering and playing cornhole and playing bocce or whatever they're playing over there.

[00:36:00] That just – you know, the cars in and out, people talking, it's just extremely – I see noise. Now, in Bonita Springs, I do believe we found out that the curfew on noise is 11:00. So –

Sue Rodina-Longo: – you know, you can tell us, "Well, we'll close at 9:00 or we'll close at 10:00." Well, there's no guarantees on any of that because there's no guarantees in a year you're not gonna sell this place and somebody else is gonna come in and take over on it. So, um, I just don't see that this is right for a residential neighborhood. And this is the start of it. You know? The next open lot down is gonna have another one, and another one, and another one. So, I just don't see this backing up to a residential neighborhood.

Wayne Arnold: Thank you.

Paul Cartwright: How far is the, uh, block wall off my property line?

[00:37:00]

Mark McLean: You're directly to the west?

Paul Cartwright: Yes, sir. West of you.

Mark McLean: So, that's like, you're the commercial business?

Wayne Arnold: Yeah.

Paul Cartwright: Commercial, yeah.

Mark McLean: So, that, uh, landscape buffer's five-foot. I believe it's set back – still 15 feet of that?

Sharon Umpenhour: Can you speak up?

Wayne Arnold: Well, we're checking the plans right now to see what that dimension is.

Paul Cartwright: Because you've got stakes out there and it's really close to the property line.

Mark McLean: We – we've got a five-foot – we've got a five-foot landscape buffer and a 15-foot building –

Paul Cartwright: That's –

Mark McLean: – set – the building setback. It's the same as your landscape buffer.

Paul Cartwright: Okay.

Mark McLean: And the same as your building setback.

Paul Cartwright: Okay, so 20 feet? And what's the –

Mark McLean: No, it's 15 feet.

Paul Cartwright: So –

Mark McLean: They overlap. It's a five-foot –

Paul Cartwright: – so – so, you're 15 off the side?

Mark McLean: Yeah, 15 off the side and five of that 15 is a landscape buffer.

Paul Cartwright: Okay, so the block wall's – I don't care about the landscape buffer. The block wall's 15 foot off.

[00:38:00]

Mark McLean: Correct.

Paul Cartwright: Okay. Uh, the compound – how big is it, the dimensions of it?

Wayne Arnold: When you say the compound, you mean the area within the –

Mark McLean: Walls.

Wayne Arnold: – the courtyard?

Paul Cartwright: Yes, sir. The – the – the walls, and out back, the – uh, I guess it would be the – the caf – the restaurant on the far side, just to kind of –

Wayne Arnold: He's looking at his architectural drawing to see if we can give you a definitive answer on that.

Remote Audience: You have to talk up because I can't hear anyone.

Wayne Arnold: Okay. Make sure we're talking loud enough. Some of the remote people are having a hard time hearing us.

Sharon Umpenhour: I have a question online.

Wayne Arnold: Can – while he's looking that up, we have another online question. Can we go ahead and take that person and we'll get back to you, Mr. Cartwright? Okay, if you're on Zoom, do you wanna unmute and ask your question?

Sharon Umpenhour: David

[00:39:00]

Wayne Arnold: David? David? If you're online – you have a question?

David: Okay. Can you hear me now?

Wayne Arnold: Yes, we hear you. Go right ahead.

David: All right. Perfect. Thank you. Uh, just trying to understand a little bit about, you know, the – the water, uh, drain off. You know, we have, uh, seasons of very heavy rain and, uh, living in the neighborhood behind the – the – the property, uh, draining is not always the – the best. And so, was hoping you could, uh, share a little bit about, um, how drainage has been planned for with the property. Uh, definitely would be a concern if, you know, run off is, uh, pushing to the – the back of this property, um, and into the – the, um, properties of – of the houses, um, adjacent.

[00:40:00]

Michael Herrera: Okay. We – we did do a little bit of s –

Wayne Arnold: Speak up more so

Sharon Umpenhour: Here. Use this one.

Michael Herrera: So, we did do a little bit of research on the surface water management of this property and, uh, currently, it really doesn't discharge anywhere. It is surrounded by commercial on the east and west, and on the south by residential with, um, berms. And the existing topography is lower in – onsite than it is on Bonita Beach Road.

So, water really doesn't go anywhere. It just kinda sits there currently, um, by – we've had our preliminary discussions with, um, Lee County DOT, um, to confirm if we don't have any – we don't have legal rights to discharge to the south, to the east, or to the west. So, we have to discharge to Bonita Beach Road. So, um, we're – we'll be improving the system significantly from how it is today.

[00:41:00] Um, which is basically ponding water until there's a large enough storm, which then it can just go wherever it finds the lowest elevation. And then, with the proposed condition, all water will be contained on site. It'll be designed in accordance with the South Florida Water Management District criteria in terms of water quality attenuation and allowable discharge rates. And all of that will be going into the Lee County DOT right of way.

Wayne Arnold: Thank you. Did we have an answer on the size of the courtyard area?

Mark McLean: Yeah, that – back to the question on the courtyard. It's 100 feet wide. And from the face wall to the kitchen wall is 120 feet.

Paul Cartwright: Okay. I have a question for the gentleman on the end. Uh, giving your restaurant a fair shake, are you – the place down in Naples. Where is it at?

Brad Kaemmer: It's on, uh, the intersection of 7th and 41, behind the Dairy Queen.

Paul Cartwright: Okay, 7th and 41. And are you currently playing live music down there?

[00:42:00]

Brad Kaemmer: No.

Paul Cartwright: Uh, I was hoping to go down see – to see, uh, it – are you s – s – d – are you zoned for loud – uh, uh, for music there?

Mark McLean: We have – we have approval for unamplified music. We are currently in – on City Council's agenda for October 21st to get that upgraded to amplified music.

Paul Cartwright: Okay. Thank you very much.

Wayne Arnold: Anybody else have comments or comments you haven't had a chance to ask? Like I said, this is our first of the meetings and, uh, after this point we would submit our applications to the city. They'll do a sufficiency review and, once they deem our application sufficient, at that point it would be just prior to going to a public hearing before Zoning Board. So, I think a lot of the questions that have been asked will certainly have much better answers because we'll have the benefit of probably three months' worth of staff review to deal with some of those questions. Yes, ma'am.

[00:43:00]

Peggy: Uh, just a quick question. So, once you submit that application are all of us gonna be notified of the hearing?

Wayne Arnold: If you received notice for this meeting tonight, you should –

Peggy: Oh.

Wayne Arnold: – receive notice from the city. They would be – the notice for the public hearings. We have to notice again for the next neighborhood information meeting.

Peggy: Okay, I thought –

Sharon Umpenhour: I think it's – I think it's everyone with a **[inaudible – crosstalk]** –

Kay Abel: I didn't receive one.

Peggy: Right. I had to tell Kay about the meeting.

Kay Abel: I didn't receive notice.

Peggy: She didn't get anything. And when they were talk – we went –

Wayne Arnold: Can we get her on the mic?

Peggy: – to the meeting across the street for – they wanted to – they wanted to change – they wanted to change, um, where the building across the street. They wanted to bring it closer to Bonita Beach Road. We didn't get any notification of that until it was too late because Bonita Springs already voted on it and they got the okay. And I don't want that to happen here.

[00:43:57] So, are we gonna get notification of what's going on and have the right to vote for or against this? Because I think everybody here has that right.

Wayne Arnold: Well, you don't get a vote. The City Council gets the final vote. But, obviously –

Peggy: Correct. Well –

Wayne Arnold: – you communicate with your council members and share –

Peggy: They're elected officials, so –

Mark McLean: The – the – the notification process is handled by the government authority. When we have – when we file our application, there is a notification distance from the parcel. And that's handled by the Planning Department or the Zoning Department, whichever department that we're submitting to. They do all the public notifications for it. We actually pay fees to have them do that because we're not allowed to do it. But again, we're holding this neighborhood information meeting to – to take your input and go back and apply it to our plan the best we can.

Wayne Arnold: Yes, sir. Go ahead.

[00:44:52]

Male Speaker: Uh, I just had a quick question. Um, on Slide No. 7, it shows

the preliminary consumption of the site rendering. And it shows the entrance to the parking lot on the west side of that building. And then, on Slide No. 5, it's showing it, uh, the opposite way with the building on the righthand side and the entrance to the left side.

Wayne Arnold: Yeah, this – this rendering was prepared before we did the actual site layout, sir. This was the concept of the outdoor space, which is why we used this slide. But does –

Male Speaker: Okay.

Wayne Arnold: – the site plan that we show is – depicts the – the building and improvements will be on the west side of the property.

Male Speaker: Okay, so Slide No. 5 is a little more correct rendering?

Wayne Arnold: That's correct. Yes.

Male Speaker: Okay. Thank you.

Mark McLean: And that was a – that was a requirement for a turn lane –

Female Speaker: I just wanted to say **[inaudible – crosstalk]** –

Mark McLean: – that was dictated by – to us by DOT. By Lee County. Yeah, Lee County DOT. Yeah.

Female Speaker: I want – wanted to say one more thing about the noise factor. Uh, even though you're saying that it's not gonna be a late night kind of music and everything.

[00:46:00] But, during the day, if you're playing music, s – uh, I don't know when – what hours are you gonna be open? Noon 'til 7:00 p.m. – 9:00 p.m. Noon 'til 9:00 p.m. You're playing music and it's amplified music all day long, people sitting out in – like, their pools and their lanais, they're gonna be listening to your music, not what they wanna listen to. It's a very big intrusion on people's private lives. So, it doesn't matter that it's not alcohol driven, that it's, uh, not a bar. It's the fact that that noise is what we have to live with and we have no choice about it.

Wayne Arnold: Understood. Thank you. All right. Well, if no other comments, then I think we'll adjourn the meeting. Like I said, we'll be back again for another neighborhood meeting before we have

any public hearings. But thank you all for coming out and thanks for sharing your comments with us. Good night, everybody.

[00:47:03]

Female Speaker: Thank you.

[End of Audio]

Duration: 47 minutes

PUBLIC HEARING APPLICATION FOR REZONINGS (CONVENTIONAL) & SPECIAL EXCEPTIONS

Community Development Department | 9220 Bonita Beach Road, Suite 111 | Bonita Springs, FL 34135 | Phone: (239) 444-6150 | Fax: (239) 444-6140

Applicant's Name: 3601 Bonita Beach Road, LLC Phone #: 239-331-7940

Address: PO Box 1309, Naples, FL 34106

E-mail: kristen@nredev.com

Project Name: Bonita Diner

STRAP Number: 04-48-25-B1-00016.0000 and 04-48-25-B1-00016.0010

Application Form: X Computer Generated* _____ City Printed

* By signing this application, the applicant affirms that the form has not been altered.

****

STAFF USE ONLY

Case Number: _____ Date of Application: _____

Fee: _____

Current Zoning: _____

Land Use Classification(s): _____ Comp. Plan Density: _____

Date of Zoning Public Hearing: _____ Date of City Council Public Hearing: _____

Planner Assigned: _____

Staff Recommendation: _____

****

PART I

APPLICANT\PROPERTY OWNERSHIP INFORMATION

A. Name of applicant: 3601 Bonita Beach Road LLC

Street Mailing Address: PO Box 1309

City: Naples State: FL Zip: 34106

Phone Number: Area Code: 239 Number: 331-7940 Ext. _____

E-mail: kristen@nredev.com

B. Relationship of applicant to property:

X Owner _____ Trustee* _____ Option holder*

_____ Lessee* _____ Contract Purchaser*

_____ Other (indicate)* _____

*If applicant is NOT the owner and the application is NOT City-initiated, submit a **notarized** Authorization Form from the owner to the applicant. Label the attachment "Exhibit I-B-1".

* If the application is City-initiated, enter the date the action was initiated by the City Council: _____

Attach a copy of the "green sheet" and a list of all property owners, and their mailing addresses, for all properties within the area described. Names and addresses must be those appearing on the latest tax rolls of Lee County. Label the "green sheet" as "Exhibit I-B-2" and the list as "Exhibit I-B-3".

C. Name of owner of property: 3601 Bonita Beach Road LLC

Street Mailing Address: P.O. Box 1309

City: Naples State: Florida Zip: 34106

Phone Number: Area Code: 239 Number: 331-7940 Ext. _____

D. Date property was acquired by present owner(s): October 14, 2020

E. Is the property subject to a sales contract or sales option? _____ NO X YES

F. Are owner(s) or contract purchasers required to file a disclosure form? _____NO X YES. If yes, please complete and submit Exhibit I-F (attached).

G. __Authorized Agent(s): List names of authorized agents. Attach extra sheet if more space is required

Name: Q. Grady Minor & Associates, P.A.

Contact Person: D. Wayne Arnold, AICP

Address: 3800 Via Del Rey, Bonita Springs, FL 34134

Phone: 239-947-1144 E-mail: warnold@gradyminor.com

PART II
GENERAL INFORMATION

A. Legal Description: Is property within a platted subdivision recorded in official Plat Books of Lee County?

X _____ NO. *Attach a legible copy of the legal description (labeled Exhibit II-A-1.) and a* certified sketch of description as set out in Chapter 5J-17.053, F.A.C., Florida Administrative Code, unless the subject property consists of one or more undivided platted lots. If the application includes multiple abutting parcels, the legal description must describe the perimeter boundary of the total area, but need not describe each individual parcel. However, the STRAP number for each parcel must be included. (labeled Exhibit II-A-2.)

_____ YES. Property is identified as:

Subdivision Name: _____

Plat Book: _____ Page: _____ Unit: _____ Block: _____ Lot: _____

Submit a copy of the Plat Book page with subject property clearly marked. Label this Exhibit II-A-3.

STRAP NUMBER: 04-48-25-B1-00016.0000 and 04-48-25-B1-00016.0010

B. Project Street Address: 3621 and 3601 Bonita Beach Road

C. General Location of Property (referenced to major streets) South side of Bonita Beach Road approximately 400 feet west of Windsor Road

D. Nature of Request: (Check applicable answers)

_____ Rezoning FROM: _____ TO: _____

X _____ Special Exception for: Consumption on Premises in conjunction with restaurant

E. Property Dimensions

1. Width (average if irregular parcel): 300+/- Feet
2. Depth (average if irregular parcel): 300+/- Feet
3. Frontage on road or street: 200+/- Feet
4. Width along waterbody (If applicable): Not Applicable Feet
5. Total land area: 2.23+/- acres Acres or Square Feet

F. Facilities

1. Fire District: Bonita Springs
2. Sewer Service Supplier: Bonita Springs Utilities
3. Water Service Supplier: Bonita Springs Utilities

G. Present Use of Property: Is the property vacant? X_____ Yes _____ No

Except for City-initiated requests, if the property is not vacant, the owner or applicant's signature on this application indicates that the Owner agrees to either remove all existing buildings and structures, OR that the use of the building or structure(s) will be in compliance with all applicable requirements of the land development code.

Briefly describe current use of the property: Undeveloped Commercial CPD

H. Property restrictions: Are there any deed restrictions or other types of covenants or restrictions on the property? _____Yes X_____ No. If yes, submit a copy of the restrictions and a written statement as to how the restrictions may affect the request.

PART III

AFFIDAVIT

I, Andrew Smith, certify that I am the owner or authorized representative of the property described herein, and that all answers to the questions in this application and any sketches, data or other supplementary matter attached to and made a part of this application, are honest and true to the best of my knowledge and belief. I also authorize the staff of City of Bonita Springs Community Development to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made thru this application.

Signature of owner or owner-authorized agent Date:

Andrew Smith as Manager of 3601 Bonita Beach Road, LLC

Typed or printed name

STATE OF FLORIDA
COUNTY OF ~~LEE~~ Collier

The foregoing instrument was certified and subscribed before me this 28th day of October 20 21, by Andrew Smith as Manager of 3601 Bonita Beach Road, LLC, who is personally known to me or who has produced _____ as identification.

(SEAL)

JOHN N. BRUGGER
MY COMMISSION # GG 306467
EXPIRES: February 27, 2023
Bonded Thru Notary Public Underwriters

Signature of notary public

Printed name of notary public

LETTER OF AUTHORIZATION

TO CITY OF BONITA SPRINGS COMMUNITY DEVELOPMENT

The undersigned do hereby swear or affirm that they are the fee simple title holders and owners of record of property commonly known as STRAP Numbers 04-48-25-B1-00016.0000 and 04-48-25-B1-00016.0010 *and legally described in exhibit A attached hereto.*

The property described herein is the subject of an application for zoning or development. We hereby designate Q. Grady Minor & Associates, P.A. *as the legal representative of the property and as such, this individual is authorized to legally bind all owners of the property in the course of seeking the necessary approvals to develop. This authority includes but is not limited to the hiring and authorizing of agents to assist in the preparation of applications, plans, surveys, and studies necessary to obtain zoning and development approval on the site. This representative will remain the only entity to authorize development activity on the property until such time as a new or amended authorization is delivered to the City of Bonita Springs.*

_____
Owner(signature)*

Andrew Smith as Manager of 3601 Bonita Beach Road, LLC

STATE OF Florida

COUNTY OF Collier

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 28th day of October, 2021_, by Andrew Smith as Manager of 3601 Bonita Beach Road, LLC, who is personally known to me or who has produced _____ (type of identification) as identification.

STAMP/SEAL

JOHN N. BRUGGER
MY COMMISSION # GG 306467
EXPIRES: February 27, 2023
Bonded Thru Notary Public Underwriters
NOTARY PUBLIC STATE OF FLORIDA

_____
Signature of Notary Public

EXHIBIT "A"

The South 188 feet of the North 455 feet of the West 1/2 of the Northeast 1/4 of the Northeast 1/4 of the Northwest 1/4, less the South 38.00 feet of the East 130.00 feet of the North 305.00 feet,

Together with the East 120 feet of the West 200 feet of the North 220 feet of the Northeast 1/4 of the Northeast 1/4 of the Northwest 1/4,

Together with the South 47 feet of the North 267 feet of the West 200 feet of the Northeast 1/4 of the Northeast 1/4 of the Northwest ¼ all of Section 4, Township 48 South, Range 25 East, Lee County, Florida.

Subject to State Road right-of-way for State Road S-865.

Also being described as the following:

A parcel of land lying in the Northwest Quarter of Section 4, Township 48 South, Range 25 East, Lee County, Florida, more particularly described as follows; COMMENCING AT the Northeast corner of the Northwest Quarter of said Section 4 thence (bearings cited herein are in the meridian assuming the North line of said Northwest Quarter as bearing South 89°57'00" West, and all other bearings are relative thereto) South 89°57'00" West, along the said North line, a distance of 460.75 feet; thence South 00°13'22 West, a distance of 67.00 feet to a point on the South right-of-way line of BONITA BEACH ROAD and the POINT OF BEGINNING; thence continue South 00°13'22" West, a distance of 238.00 feet; thence North 89°57'00" East, a distance of 130.19 feet; thence South 00°12'50" West, a distance of 150.00 feet; thence South 89°57'00" West, a distance of 330.54 feet; thence North 00°14'10" East, a distance of 235.00 feet; thence North 89°57'00" East, a distance of 80.10 feet; thence North 00°13'47" East, a distance of 153.00 feet to said South right-of-way line; thence North 89°57'00" East, a distance of 120.15 feet more or less to the POINT OF BEGINNING. Subject to easements rights-of-way and/or reservations of records, if any.

AND

The West 80 feet of the North 220 feet of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of Section 4, Township 48 South, Range 25 feet, Lee County, Florida. Subject to State Road right-of-way for State Road S-865.

EXHIBIT I-F
DISCLOSURE OF INTEREST FORM FOR:

STRAP NO. 04-48-25-B1-00016.0000 and 04-48-25-B1-00016.0010 **CASE NO.**

1. If the property is owned in fee simple by an INDIVIDUAL, tenancy by the entirety, tenancy in common, or joint tenancy, list all parties with an ownership interest as well as the percentage of such interest.

Name and Address	Percentage of Ownership
Not Applicable	

2. If the property is owned by a CORPORATION, list the officers and stockholders and the percentage of stock owned by each.

Name, Address, and Office	Percentage of Stock
Not Applicable	

3. If the property is in the name of a TRUSTEE, list the beneficiaries of the trust with percentage of interest.

Name and Address	Percentage of Interest
Not Applicable	

4. If the property is in the name of a GENERAL PARTNERSHIP OR LIMITED PARTNERSHIP, list the names of the general and limited partners.

Name and Address	Percentage of Ownership
3601 Bonita Beach Road LLC, PO Box 1309, Naples FL 34106	100
Andrew Smith, Manager	

5. If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the officers, stockholders, beneficiaries, or partners.

Name, Address, & Office (if applicable)	Percentage of Stock
Not Applicable	

Date of Contract: _____

6. If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust.

Name and Address

Not Applicable

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest shall be filed.

The above is a full disclosure of all parties of interest in this application, to the best of my knowledge and belief.

Signature: _____
(Applicant)

Andrew Smith as Manager of 3601 Bonita Beach Road, LLC
(Printed or typed name of applicant)

STATE OF FLORIDA
COUNTY OF ~~LEE~~ Collier

The foregoing instrument acknowledged before me this 28th day of October 2021, by Andrew Smith as Manager of 3601 Bonita Beach Road, LLC, who is personally known to me or who has produced _____ as identification.

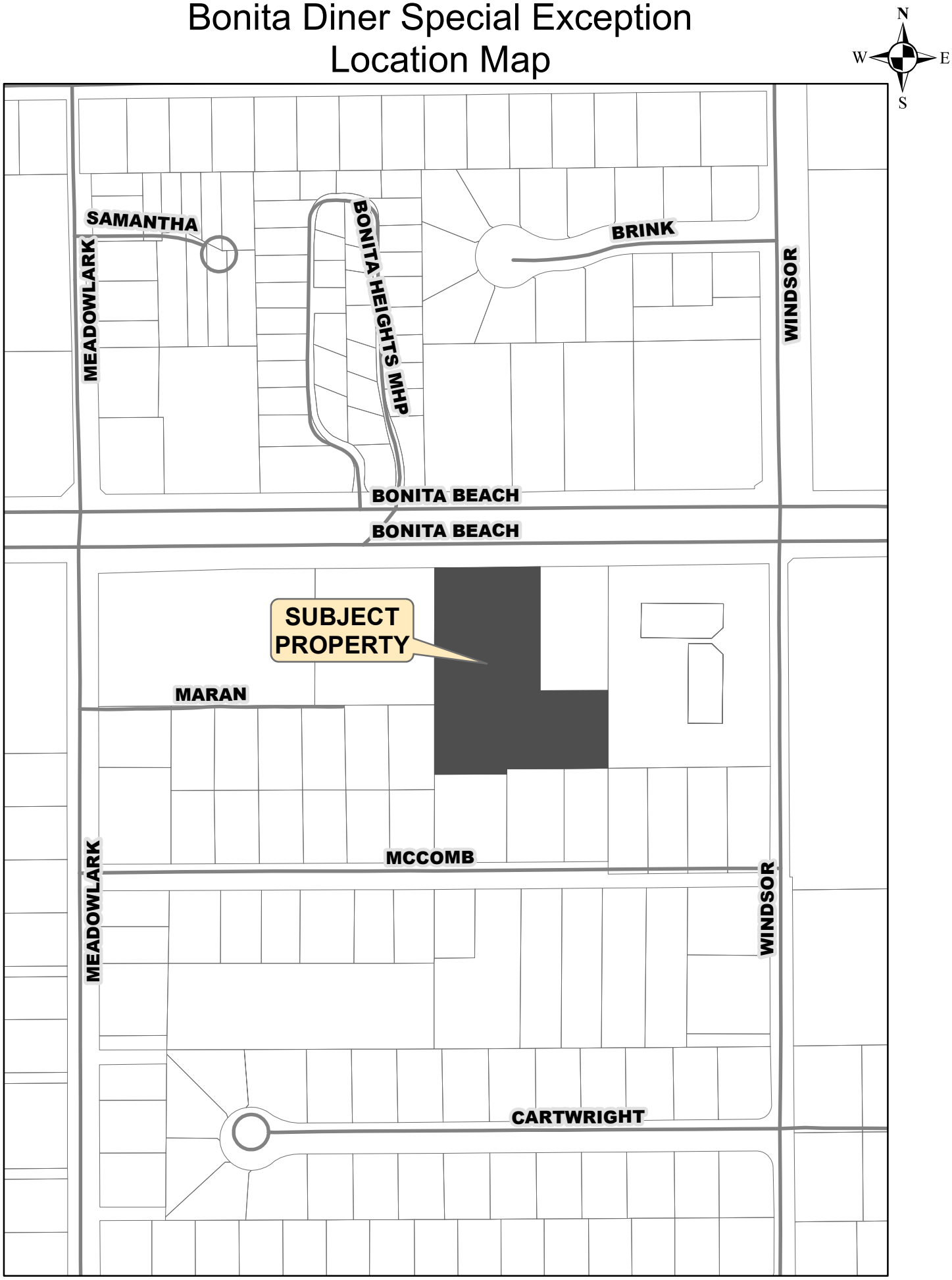
JOHN N. BRUGGER
MY COMMISSION # GG 306467
EXPIRES: February 27, 2023
Bonded Thru Notary Public Underwriters
NOTARY PUBLIC STATE OF FLORIDA

(SEAL)

_____
Signature of Notary Public

_____
Printed Name of Notary Public

Bonita Diner Special Exception
Location Map



GradyMinor

Civil Engineers • Land Surveyors • Planners • Landscape Architects

275 137.5 0 275 Feet

Linda Doggett, Lee County Clerk of Circuit Court
INSTR. # 2020000257275, Doc Type D, Pages 3, Recorded 10/24/2020 at 7:50 AM, Deputy Clerk MNOLAN
Rec Fees: $27.00 Deed Doc: $6,912.50

Prepared by and return to:
Todd B. Allen, Esq.
Gulf Coast Title Services, LLC
13180 Livingston Rd, Suite 206
Naples, FL 34109
(239) 593-7900

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 15TH **day of October, 2020** between **PF COLLIER, LLC, a Florida Limited Liability Company** whose post office address is **308 Spider Lily Lane, Naples, FL 34119**, grantor, and **3601 BONITA BEACH ROAD, LLC a Florida Limited Liability Company** whose post office address is **990 1st Avenue South, Suite 200, Naples, FL 34102**, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Lee County**, **Florida** to-wit:

SEE EXHIBIT "A"

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to.

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

#1 Witness

Printed Name: TODD ALLEN

#2 Witness

Printed Name: Colin Lindsay

PF COLLIER, LLC, a Florida limited liability company

By: _____
Scott M. True, Its Manager

State of FLORIDA

County of COLLIER

The foregoing instrument was acknowledged before me by means of [X] physical presence or [_] online notarization, this 15TH day of October, 2020 by Scott M. True, Manager of PF Collier, LLC, a Florida Limited Liability Company who [X] is personally known or [_] has produced a driver's license as identification.

[Seal]

Notary Public

Print Name: TODD ALLEN

My Commission Expires: 6/15/22

TODD ALLEN
Notary Public - State of Florida
Commission # GG 188162
My Comm. Expires Jun 15, 2022
Bonded through National Notary Assn.

EXHIBIT "A"

The South 188 feet of the North 455 feet of the West 1/2 of the Northeast 1/4 of the Northeast 1/4 of the Northwest 1/4, less the South 38.00 feet of the East 130.00 feet of the North 305.00 feet,

Together with the East 120 feet of the West 200 feet of the North 220 feet of the Northeast 1/4 of the Northeast 1/4 of the Northwest 1/4,

Together with the South 47 feet of the North 267 feet of the West 200 feet of the Northeast 1/4 of the Northeast 1/4 of the Northwest ¼ all of Section 4, Township 48 South, Range 25 East, Lee County, Florida.

Subject to State Road right-of-way for State Road S-865.

Also being described as the following:

A parcel of land lying in the Northwest Quarter of Section 4, Township 48 South, Range 25 East, Lee County, Florida, more particularly described as follows; COMMENCING AT the Northeast corner of the Northwest Quarter of said Section 4 thence (bearings cited herein are in the meridian assuming the North line of said Northwest Quarter as bearing South 89°57'00" West, and all other bearings are relative thereto) South 89°57'00" West, along the said North line, a distance of 460.75 feet; thence South 00°13'22 West, a distance of 67.00 feet to a point on the South right-of-way line of BONITA BEACH ROAD and the POINT OF BEGINNING; thence continue South 00°13'22" West, a distance of 238.00 feet; thence North 89°57'00" East, a distance of 130.19 feet; thence South 00°12'50" West, a distance of 150.00 feet; thence South 89°57'00" West, a distance of 330.54 feet; thence North 00°14'10" East, a distance of 235.00 feet; thence North 89°57'00" East, a distance of 80.10 feet; thence North 00°13'47" East, a distance of 153.00 feet to said South right-of-way line; thence North 89°57'00" East, a distance of 120.15 feet more or less to the POINT OF BEGINNING. Subject to easements rights-of-way and/or reservations of records, if any.

AND

The West 80 feet of the North 220 feet of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of Section 4, Township 48 South, Range 25 feet, Lee County, Florida. Subject to State Road right-of-way for State Road S-865.

ENDORSEMENT

Old Republic National Title Insurance Company

Endorsement No. **1** to Policy No.: **OF6-8812873**

Name of Original Insured: **3601 Bonita Beach Road, LLC, a Florida limited liability company**

Original Effective Date: **October 24, 2020** at **07:50 AM**

Original Amount of Insurance: **$987,500.00** Agent's File Reference: **2020-211**

Current Amount of Insurance: **$987,500.00**

The policy is hereby amended as follows:

Exceptions 10 and 11 are deleted on Schedule B.

(Continue text of endorsement on separate continuation sheet if necessary.)

but in all other respects remains unchanged.

Forsyth & Brugger, P.A.
Name of Agent

October 29, 2020
Date

5088
Agent No.

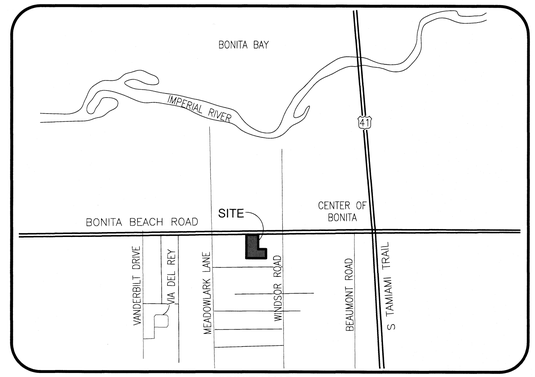
Agent's Signature
John Brugger
Attorney at Law

By **Old Republic National Title Insurance Company**
Carolyn Monroe
President

LEGEND

POC	POINT OF COMMENCEMENT
POB	POINT OF BEGINNING
FIP	FOUND IRON PIPE
FIR	FOUND 5/8" IRON ROD
SIR	SET 5/8" IRON ROD w/CAP, L.B. #5151
FCM	FOUND CONCRETE MONUMENT
SCM	SET CONC. MONUMENT w/ALUMINUM DISK, L.B. #5151
FPK	FOUND PARKER KALON NAIL
SPK	SET PARKER KALON NAIL w/ALUMINUM DISK, L.B.# 5151
FDH	FOUND DRILL HOLE
SDH	SET DRILL HOLE
FMN	FOUND MAG NAIL
FND	FOUND
(P)	PLAT
(M)	MEASURED
(C)	CALCULATED
(D)	DEED
PB	PLAT BOOK
OR	OFFICIAL RECORDS BOOK
PG	PAGE(S)
PSM	PROFESSIONAL SURVEYOR AND MAPPER
LB	LICENSED BUSINESS
SPC	STATE PLANE COORDINATES
ROW	RIGHT-OF-WAY
PUE	PUBLIC UTILITY EASEMENT
CUE	COUNTY UTILITY EASEMENT
UE	UTILITY EASEMENT
AE	ACCESS EASEMENT
DE	DRAINAGE EASEMENT
LME	LAKE MAINTENANCE EASEMENT
LBE	LANDSCAPE BUFFER EASEMENT
IRRE	IRRIGATION EASEMENT
FPL	FLORIDA POWER AND LIGHT
BSUE	BONITA SPRINGS UTILITY EASEMENT
NAVD	NORTH AMERICAN VERTICAL DATUM OF 1988
NGVD	NATIONAL GEODETIC VERTICAL DATUM OF 1929
ELEV	ELEVATION
INV	INVERT ELEVATION
RIM	RIM ELEVATION
A/C	AIR CONDITIONING UNIT/PAD
CONC	CONCRETE
CMP	CORRUGATED METAL PIPE
CPP	CORRUGATED PLASTIC PIPE
RCP	REINFORCED CONCRETE PIPE
CHW	CONCRETE HEADWALL
TOB	TOP OF BANK
TOS	TOE OF SLOPE
EOW	EDGE OF WATER
℄	CENTER LINE
EOP	EDGE OF PAVEMENT
BOL	BOLLARD
	GREASE TRAP
	SANITARY MANHOLE
CO	CLEAN OUT
SV	SEWER VALVE
	CATCH BASIN
	DRAINAGE MANHOLE
MES	MITERED END
	YARD DRAIN
WV	WATER VALVE
	WATER METER
	BACK FLOW PREVENTOR
	FIRE HYDRANT
	FIRE DEPARTMENT CONNECTION
	BACTERIA SAMPLE POINT
ARV	AIR RELEASE VALVE
IRV	IRRIGATION VALVE/ CONTROL VALVE
GV	GAS VALVE
GSM	GAS METER/SERVICE
GMM	GAS MARKER
	UTILITY POLE – WOOD
	UTILITY POLE – CONCRETE
GA	GUY ANCHOR
OH	OVERHEAD WIRES
	LIGHT POLE
	TELEPHONE MANHOLE
TRS	TELEPHONE RISER/BOX
TVR	CABLE TELEVISION RISER/BOX
	ELECTRIC MANHOLE
	ELECTRIC RISER/BOX/METER
	ELECTRIC TRANSFORMER
TL	TRAFFIC LIGHT
	UNDERGROUND UTILITY MARKER
SIGN	SIGN ON POLE
	OAK TREE
	PALM TREE
	PINE TREE
	2" POLY TUBE STUB OUT
CCR	CERTIFIED CORNER RECORD

—— FZ —— FZ —— FZ —— FZ ——
APPROXIMATE FLOOD ZONE LINE



VICINITY MAP
NOT TO SCALE

EXCEPTIONS FROM COVERAGE

ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY WITH POLICY NUMBER OF6-8812873, AND A POLICY DATE OF OCTOBER 24, 2020 AT 7:50 AM. WITH AN ENDORSEMENT REMOVING EXCEPTIONS 4, 5, 10 & 11, DATED OCTOBER 29, 2020.

EXCEPTIONS 1, 7, 9, & 13 NOTHING TO SHOW

EXCEPTIONS 2–6, 10, & 11 REMOVED

EXCEPTION 8 — *GRANT OF EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 3392, PAGE 3638, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. (AFFECTS THE SUBJECT PARCEL, SHOWN HEREON)*

EXCEPTION 12 — *LEE COUNTY ORDINANCE NO. 86–14 RECORDED NOVEMBER 30, 1990 IN OR BOOK 2189, PAGE 3281; AND AMENDED BY ORDINANCE NO. 86–38 IN OR BOOK 2189, PAGE 3334, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. (BLANKET IN NATURE, NOT SHOWN HEREON)*

NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED BY THE NATIONAL GEODETIC SURVEY FOR FLORIDA WEST ZONE, 1983 DATUM WITH 1990 ADJUSTMENT OBTAINED UTILIZING RTK GPS OBSERVATIONS ON THE FDOT NETWORK AND REFER TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 48 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA AS BEING S 89°06'44" W.

2. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY WITH POLICY NUMBER OF6-8812873, AND A POLICY DATE OF OCTOBER 24, 2020 AT 7:50 AM. WITH AN ENDORSEMENT REMOVING EXCEPTIONS 4, 5, 10 & 11, DATED OCTOBER 29, 2020 MAY BE SUBJECT TO EASEMENTS, RESERVATIONS AND/OR RESTRICTIONS OF RECORD. ALL MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY AT LAW.

3. ELEVATIONS SHOWN HEREON ARE IN FEET AND ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988. ELEVATIONS WERE DERIVED BY DIFFERENTIAL LEVELING FROM NGS BENCHMARK T 718, HAVING A PUBLISHED ELEVATION OF 11.27 FEET

4. THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE AE, HAVING A BASE FLOOD ELEVATION OF 10.0' AND FLOOD ZONE X HAVING NO BASE FLOOD ELEVATION PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP # 12071C 0658 F, DATED 8/28/2008. AND FLOOD ZONE X HAVING NO BASE FLOOD ELEVATION PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP # 12071C 0654 F, DATED 8/28/2008. FLOOD LINES SHOWN HEREON WERE OBTAINED FROM A LEE COUNTY GIS FILE AND ARE ASSUMED TO BE APPROXIMATE.

5. CERTAIN FEATURES REPRESENTED BY SYMBOLS MAY NOT BE SHOWN AT THEIR TRUE LOCATION AND/OR SCALE IN ORDER TO BE ABLE TO DEPICT THEM ON THIS MAP.

6. DIMENSIONS SHOWN HEREON ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF.

7. THIS SURVEY DOES NOT ADDRESS ANY ENVIRONMENTAL CONCERNS, ENDANGERED WILDLIFE OR JURISDICTIONAL WETLANDS, IF ANY, EXCEPT AS SHOWN ON THIS SURVEY.

8. THIS CERTIFICATION IS ONLY FOR THE LANDS DESCRIBED HEREON. IT IS NOT A CERTIFICATION OF TITLE, ZONING, SETBACKS, OR FREEDOM OF ENCUMBRANCES.

9. THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR THE DIGITAL SIGNATURE AND DIGITAL SEAL OF A LICENSED FLORIDA SURVEYOR AND MAPPER. NO ADDITIONS OR DELETIONS TO THIS SURVEY MAP ARE PERMITTED WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE SIGNING PARTY.

10. UNLESS OTHERWISE NOTED, BELOW GROUND UTILITIES AND FOUNDATIONS WERE NOT LOCATED FOR THE PURPOSES OF THIS SURVEY.

11. BY SIGNING BELOW I CERTIFY THAT THIS SURVEY WAS MADE UNDER MY DIRECTION AND THAT IT MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17.051, F.A.C, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

12. OWNERSHIP AND ADDRESS INFORMATION SHOWN HEREON WAS TAKEN FROM THE LEE COUNTY PROPERTY APPRAISER WEBSITE AT THE TIME OF THIS SURVEY.

PROPERTY DESCRIPTION

(PER THE PROVIDED TITLE COMMITMENT)
THE SOUTH 188 FEET OF THE NORTH 455 FEET OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, LESS THE SOUTH 38.00 FEET OF THE EAST 130.00 FEET OF THE NORTH 305.00 FEET,

TOGETHER WITH THE EAST 120 FEET OF THE WEST 200 FEET OF THE NORTH 220 FEET OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4,

TOGETHER WITH THE SOUTH 47 FEET OF THE NORTH 267 FEET OF THE WEST 200 FEET OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 ALL OF SECTION 4, TOWNSHIP 48 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA.

SUBJECT TO STATE ROAD RIGHT-OF-WAY FOR STATE ROAD S-865. ALSO BEING DESCRIBED AS THE FOLLOWING:

A PARCEL OF LAND LYING IN THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 48 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS; COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 4 THENCE (BEARINGS CITED HEREIN ARE IN THE MERIDIAN ASSUMING THE NORTH LINE OF SAID NORTHWEST QUARTER AS BEARING SOUTH 89°57'00" WEST, AND ALL OTHER BEARINGS ARE RELATIVE THERETO) SOUTH 89°57'00" WEST, ALONG THE SAID NORTH LINE, A DISTANCE OF 460.75 FEET; THENCE SOUTH 00°13'22 WEST, A DISTANCE OF 67.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF BONITA BEACH ROAD AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°13'22" WEST, A DISTANCE OF 238.00 FEET; THENCE NORTH 89°57'00" EAST, A DISTANCE OF 130.19 FEET; THENCE SOUTH 00°12'50" WEST, A DISTANCE OF 150.00 FEET; THENCE SOUTH 89°57'00" WEST, A DISTANCE OF 330.54 FEET; THENCE NORTH 00°14'10" EAST, A DISTANCE OF 235.00 FEET; THENCE NORTH 89°57'00" EAST, A DISTANCE OF 80.10 FEET; THENCE NORTH 00°13'47" EAST, A DISTANCE OF 153.00 FEET TO SAID SOUTH RIGHT-OF-WAY LINE; THENCE NORTH 89°57'00" EAST, A DISTANCE OF 120.15 FEET MORE OR LESS TO THE POINT OF BEGINNING.

AND

THE WEST 80 FEET OF THE NORTH 220 FEET OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 4, TOWNSHIP 48 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA. SUBJECT TO STATE ROAD RIGHT-OF-WAY FOR STATE ROAD S-865.

CONTAINING 2.23 ACRES, MORE OR LESS.

CERTIFIED TO:
3601 BONITA BEACH, LLC
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
FORSYTH & BRUGGER, P. A.
FINEMARK NATIONAL BANK & TRUST
MIDWEST ONE BANK

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, AND 5, OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 10/01/21 FOR THE FENCE LOCATION AND 2/12/20 FOR ALL OTHER IMPROVEMENTS.

Donald Lee Saintenoy III — 11/2/21
DONALD L. SAINTENOY III — DATE
P.S.M #6761, FOR THE FIRM

NOT COMPLETE WITHOUT SHEETS 1 AND 2 OF 2

REVISION: REMOVED EXCEPTION LABEL CARRIED OVER FROM PRIOR TITLE DOCUMENTS 11-1-2021.
REVISION: REVISED PER NEW TITLE DOCUMENTS 10-19-2021.
REVISION: ADDED NEW FENCE LOCATION 10-15-2021.
REVISION: ADDED OFFSITE EASEMENT 4-5-2021.
REVISION: REVISE BOUNDARY BEARING LABELS 3-9-2021.
REVISED: ADDED CERTIFICATIONS 10-13-2020

GradyMinor
Civil Engineers • Land Surveyors • Planners • Landscape Architects
Cert. of Auth. EB 0005151 — Cert. of Auth. LB 0005151 — Business LC 26000266
Q. Grady Minor and Associates, P.A.
3800 Via Del Rey
Bonita Springs, Florida 34134
Bonita Springs: 239.947.1144 — www.GradyMinor.com — Fort Myers: 239.690.4380

DRAWN BY:	KJG
CHECKED BY:	DLS
JOB CODE:	NRDBBR
SCALE:	N/A
DATE:	13 AUGUST 2020
FILE:	20-11-ALTA.DWG
SHEET:	1 of 2

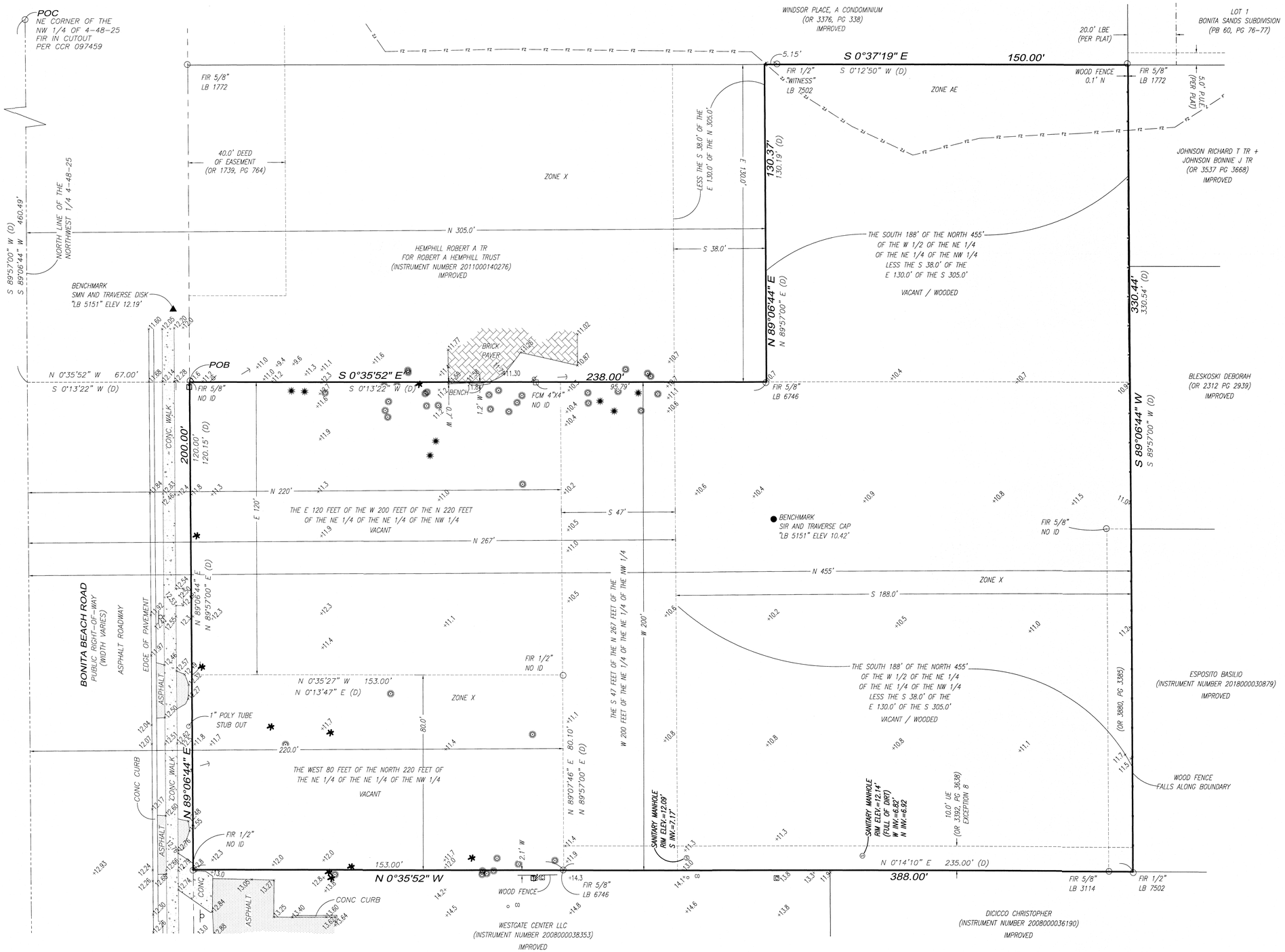
ALTA / NSPS LAND TITLE SURVEY

3601 BONITA BEACH RD SW
BONITA SPRINGS, FL 34134

LYING IN
SECTION 4, TOWNSHIP 48 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

SEAL

G:\SURVEY\PROJECT SURVEY 2020\11 - 3601 BONITA BEACH RD SW\SURVEY\20-11-ALTA.DWG



LEGEND

POC	POINT OF COMMENCEMENT
POB	POINT OF BEGINNING
FIP	○ FOUND IRON PIPE
FIR	○ FOUND 5/8" IRON ROD
SIR	● SET 5/8" IRON ROD w/CAP, L.B. #5151
FCM	□ FOUND CONCRETE MONUMENT
SCM	■ SET CONC. MONUMENT w/ALUMINUM DISK, L.B. #5151
FPK	△ FOUND PARKER KALON NAIL
SMN	▲ SET MAG NAIL w/ALUMINUM DISK, L.B.# 5151
FDH	○ FOUND DRILL HOLE
SDH	● SET DRILL HOLE
FMN	△ FOUND MAG NAIL
FND	FOUND
(P)	PLAT
(M)	MEASURED
(C)	CALCULATED
(D)	DEED
PB	PLAT BOOK
OR	OFFICIAL RECORDS BOOK
PG	PAGE(S)
PSM	PROFESSIONAL SURVEYOR AND MAPPER
LB	LICENSED BUSINESS
SPC	STATE PLANE COORDINATES
ROW	RIGHT-OF-WAY
PUE	PUBLIC UTILITY EASEMENT
CUE	COUNTY UTILITY EASEMENT
UE	UTILITY EASEMENT
AE	ACCESS EASEMENT
DE	DRAINAGE EASEMENT
LME	LAKE MAINTENANCE EASEMENT
LBE	LANDSCAPE BUFFER EASEMENT
IRRE	IRRIGATION EASEMENT
FPL	FLORIDA POWER AND LIGHT
BSUE	BONITA SPRINGS UTILITY EASEMENT
NAVD	NORTH AMERICAN VERTICAL DATUM OF 1988
NGVD	NATIONAL GEODETIC VERTICAL DATUM OF 1929
ELEV	ELEVATION
INV	INVERT ELEVATION
RIM	RIM ELEVATION
A/C	AIR CONDITIONING UNIT/PAD
CONC	CONCRETE
CMP	CORRUGATED METAL PIPE
CPP	CORRUGATED PLASTIC PIPE
RCP	REINFORCED CONCRETE PIPE
CHW	CONCRETE HEADWALL
TOB	TOP OF BANK
TOS	TOE OF SLOPE
EOW	EDGE OF WATER
℄	CENTER LINE
EOP	EDGE OF PAVEMENT
BOL	● BOLLARD
	GREASE TRAP
	SANITARY MANHOLE
CO	○ CLEAN OUT
SV	SEWER VALVE
	CATCH BASIN
	DRAINAGE MANHOLE
MES	MITERED END
	YARD DRAIN
WV	WATER VALVE
	WATER METER
	BACK FLOW PREVENTOR
	FIRE HYDRANT
	FIRE DEPARTMENT CONNECTION
	BACTERIA SAMPLE POINT
ARV	AIR RELEASE VALVE
IRV	IRRIGATION VALVE/ CONTROL VALVE
GV	GAS VALVE
GSM	GAS METER/SERVICE
GMM	GAS MARKER
	UTILITY POLE – WOOD
	UTILITY POLE – CONCRETE
GA	GUY ANCHOR
OH	OVERHEAD WIRES
	LIGHT POLE
	TELEPHONE MANHOLE
TRS	TELEPHONE RISER/BOX
TVR	CABLE TELEVISION RISER/BOX
	ELECTRIC MANHOLE
	ELECTRIC RISER/BOX/METER
	ELECTRIC TRANSFORMER
TL	TRAFFIC LIGHT
	UNDERGROUND UTILITY MARKER
SIGN	SIGN ON POLE
	OAK TREE
	PALM TREE
	PINE TREE
	1" POLY TUBE STUB OUT
	UNKNOWN TREE
CCR	CERTIFIED CORNER RECORD

—— FZ —— FZ —— FZ —— FZ ——
APPROXIMATE FLOOD ZONE LINE

N

0 10' 20' 40'
SCALE: 1" = 20'

THIS PLAN MAY HAVE BEEN ENLARGED OR REDUCED FROM INTENDED DISPLAY SCALE FOR REPRODUCTION REASONS

GradyMinor

Q. Grady Minor and Associates, P.A.
3800 Via Del Rey
Bonita Springs, Florida 34134

Civil Engineers • Land Surveyors • Planners • Landscape Architects
Cert. of Auth. EB 0005151 Cert. of Auth. LB 0005151 Business LC 26000266

Bonita Springs: 239.947.1144 www.GradyMinor.com Fort Myers: 239.690.4380

DRAWN BY:	KJG
CHECKED BY:	DLS
JOB CODE:	NRDBBR
SCALE:	1" = 20'
DATE:	13 AUGUST 2020
FILE:	20-11-ALTA.DWG
SHEET:	2 of 2

ALTA / NSPS LAND TITLE SURVEY

3601 BONITA BEACH RD SW
BONITA SPRINGS, FL 34134

LYING IN
SECTION 4, TOWNSHIP 48 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

NOT COMPLETE WITHOUT SHEETS 1 AND 2 OF 2

G:\SURVEY\PROJECT SURVEY 2020\11 – 3601 BONITA BEACH RD SW\SURVEY\20-11-ALTA.DWG

Surrounding Property Owner List and Mailing Labels

AJ FIEBE LLC
3525 BONITA BEACH RD # 102
BONITA SPRINGS FL 34135

AJO AILED TORRES
3542 MCCOMB LN
BONITA SPRINGS FL 34134

BEDDINGFIELD DANIEL E +
3650 BONITA BEACH RD SW #4
BONITA SPRINGS FL 34134

BELL DENNIS & JANICE
7800 LEE DR
PLEASANT VALLEY MO 64068

BLESKOSKI DEBORAH
3586 MCCOMB LN
BONITA SPRINGS FL 34134

BONITA HEIGHTS PARK CO-OP
CASTLEBRIDGE MANAGEMENT
10911 BONITA BEACH RD STE 2011
BONITA SPRINGS FL 34135

BONITA J INC
STE 108C
11100 BONITA BEACH RD SE
BONITA SPRINGS FL 34135

BROWN MAYNARD H III +
3168 STATE ROUTE 28
OLD FORGE NY 13420

BRUNS DAVID A &
3554 MCCOMB LN
BONITA SPRINGS FL 34134

CASE JAMES & DAWN
3650 BONITA BEACH RD SW #6
BONITA SPRINGS FL 34134

CIPKAR WILLIAM + M ROSE
6601 SOUTHSIDE RD
AMHERSTBURG ON 0
CANADA

CODI HOLDINGS LLC
3570 BONITA BEACH RD
BONITA SPRINGS FL 34134

CYR ROBERT A
3655 MARAN LN
BONITA SPRINGS FL 34134

DASSAU WILLI + JOSEFINE
KLINGER STR 12
81369 MUNCHEN
GERMANY

DAVISON MARK E & NANCY J
3687 MARAN LN
BONITA SPRINGS FL 34134

DICICCO CHRISTOPHER
3645 MARAN LN
BONITA SPRINGS FL 34134

ESPOSITO BASILIO
3616 MCCOMB LN
BONITA SPRINGS FL 34134

FIRST CZ REAL ESTATE LLC
PO BOX 1658
BONITA SPRINGS FL 34133

FLA INVEST LLC
PO BOX 1658
BONITA SPRINGS FL 34133

FRANKO SUZANNE N +
166 6TH ST
BONITA SPRINGS FL 34134

GEM LOUPE INC
3525 BONITA BEACH RD UNIT 108
BONITA SPRINGS FL 34134

GRAY SKY INVESTMENTS LP
23432 OLDE MEADOWBROOK CIR
ESTERO FL 34134

HAPPEL KATHERINE ELISE
3645 MCCOMB LN
BONITA SPRINGS FL 34134

HEARNDEN THERESA ANN &
3666 MCCOMB LN
BONITA SPRINGS FL 34134

HEIN SIEG
3675 MARAN LN
BONITA SPRINGS FL 34134

HEMPHILL ROBERT A TR
3575 BONITA BEACH RD STE 103
BONITA SPRINGS FL 34134

HIGBY RENATE G
28181 MEADOWLARK LN
BONITA SPRINGS FL 34134

JEFF HAYDEN LLC
6834 TIFFANY CIR
CANTON MI 48187

JOHNSON PROPERTIES LLP
15941 CINDY CT
FORT MYERS FL 33908

JOHNSON RICHARD T TR +
3566 MCCOMB LN
BONITA SPRINGS FL 34134

KELLY CHARLES R JR
3650 BONITA BEACH RD SW # 30
BONITA SPRINGS FL 34134

KNEIR SUZANNE
3676 MCCOMB LN
BONITA SPRINGS FL 34134

KRIMITSOS GEORGE & IRENE
9 CASTLE DR
WOODBURY NY 11797

MACKE PROPERTIES OF FLORIDA IN
VESTA PROPERTY SERVICES
27180 BAY LANDING DR STE 4
BONITA SPRINGS FL 34135

MARAN RENTAL PROPERTIES LLC
3250 BONITA BEACH RD STE 205
PMB 326
BONITA SPRINGS FL 34134

MAZARAS PEGGY L
3656 MCCOMB LN
BONITA SPRINGS FL 34134

MCFARLAND SUSAN M
3525 BONITA BEACH RD #110
BONITA SPRINGS FL 34134

MEHRBRODT WERNER +
LINNENBRUEGGERSTR 16
81829 MUNICH
GERMANY

MEINEN JOHN &
6 DOW ST
BOX 413
BAYFIELD ON 0
CANADA

MONTELEONE MARIA GRACE &
349 N MIDDLETOWN RD
NANUET NY 10954

MOURITSEN MATHEW ROBERT &
2663 BRIDLE OAK DR
SOUTH JORDAN UT 84095

NG RICHARD TR
9000 BOND ST
OVERLAND PARK KS 66214

NODA DAVID + RAQUEL R
3600 BONITA BEACH RD SW
BONITA SPRINGS FL 34134

NUMBER 13 INC
3525 BONITA BEACH RD #103
BONITA SPRINGS FL 34134

ONEAL DANNY W & ANNA M
PO BOX 162
GARRETT KY 41630

PARADIS THOMAS M + JEAN K
604 RICO WAY
GRAND JUNCTION CO 81506

PF COLLIER LLC
308 SPIDER LILY LN
NAPLES FL 34119

RAINONE JOSEPH III TR
118 INVERARY DR
WATERTOWN CT 6795

ROSEN TODD D TR
WINDSOR TRUST
STE 107
3525 BONITA BEACH RD SW
BONITA SPRINGS FL 34134

SAGGESE CECILE TR
828 BENTWOOD DR
NAPLES FL 34108

SCHNUTH MARY C
PO BOX 2753
BONITA SPRINGS FL 34133

SILVER BIRCH CAPITAL LLC
3525 BONITA BEACH RD STE 112
BONITA SPRINGS FL 34134

SPENGER HANNELORE
3591 MCCOMB LN
BONITA SPRINGS FL 34134

STAFFORD STEVEN R +
3525 BONITA BEACH RD #110
BONITA SPRINGS FL 34134

SUNSHINE ENTERPRISES OF NAPLES
4411 PINE RIDGE RD
NAPLES FL 34119

SWF BONITA BEACH OUTLET INC
SWF MANGO BAY BONITA INC
17840 SAN CARLOS BLVD
FORT MYERS BEACH FL 33931

TUCKER CHRISTOPHER &
3250 BONITA BEACH RD
#205 PBM 130
BAREFOOT BEACH FL 34134

WESTGATE CENTER LLC
4505 SE COUNTY RD 760
ARCADIA FL 34266

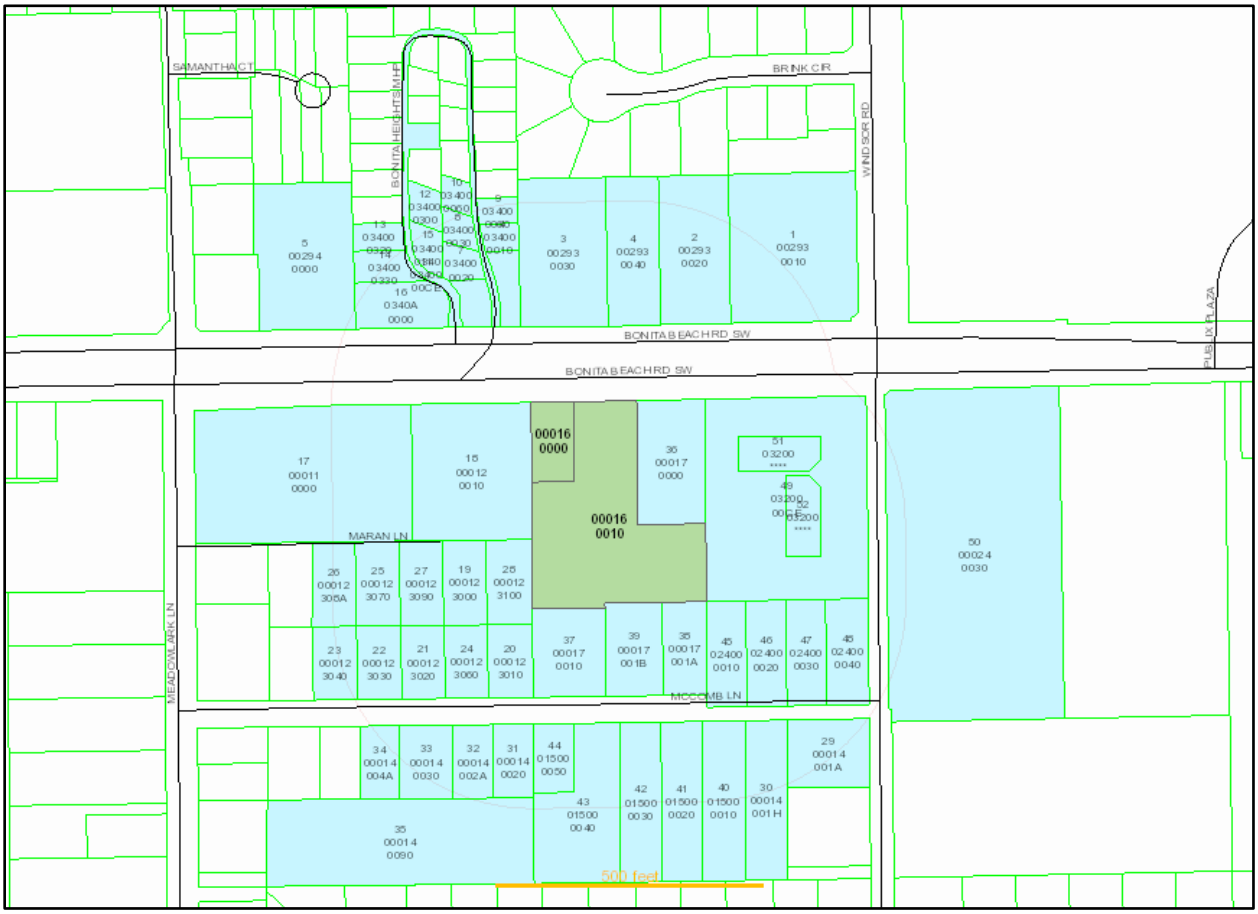
WHITFIELD PAMELA R
3646 MCCOMB LN
BONITA SPRINGS FL 34134

WINDSOR PLACE CONDO ASSOC
PO BOX 2568
BONITA SPRINGS FL 34133

WITTROCK KENNETH W &
3675 MCCOMB LN
BONITA SPRINGS FL 34134

ZANDLO MICHAEL TR
3560 MCCOMB LN
BONITA SPRINGS FL 34134

Surrounding Property Owners Map



State the basis or reason(s) for the requested action and address the following issues:

The contract purchaser of the subject 2+ acre vacant property desires to construct a freestanding sit-down restaurant with outdoor alcohol consumption on premises (SRX 4 COP). This type of Florida liquor license allows for on-premises consumption of beer, wine and alcohol at bona fide full service restaurants where at least 51% of sales are derived from food. While the restaurant use is permitted by-right under the Bonita Beach Road Overlay, Commercial Zone designation, the Land Development Code permits outdoor COP by Special Exception (SE) only when there are homes, churches, schools or day care centers within 500' of the property. There are single-family residences located immediately south of the property, and there is a church located to the north across Bonita Beach Road; therefore, the SE application is required in order to permit outdoor (COP).

The applicant has developed a conceptual site plan for the minimum 150 seat restaurant, which depicts the areas where alcohol is proposed to be served outdoors. The concept for the restaurant is to provide diners with a large outdoor courtyard in addition to the indoor space; approximately 100 seats will be outdoors. The establishment is a restaurant and the kitchen will remain open during all business hours of operation. Please see the updated Architectural, Landscape and Civil Drawings.

Please see the updated Architectural, Landscape and Civil Drawings, which are included with the Special Exception application. Of note on the site plan is that the outdoor service areas are contained within a courtyard, which is surrounded by either a 12' high perimeter concrete block wall (8' high at short west connector wall between Bar and Restrooms), the Indoor Dining Building, Kitchen Building, or Bar Building, all of which will provide acoustic buffering for nearby residences. Within the courtyard itself are trees and other plantings which will also provide sound absorption. Additionally, the landscaping at the building perimeter and adjacent landscaped parking areas will also provide supplemental buffering. The project will also have an 8 foot high concrete wall with landscaping adjacent to the residential lots. Of note as well is the positioning of the project on the northern end of the site adjacent to Bonita Beach Road so no residential property abuts any of the outdoor seating areas.

The site will be separated from the church located north across Bonita Beach Road by the 6-lanes of Bonita Beach Road, as well as the proposed 12' high concrete block courtyard wall along Bonita Beach Road.

Conditions of approval have also been proposed which provide for hours of operation for the outdoor consumption on premises, as well as a limitation on hours and dates for any outdoor amplified entertainment, which will insure that the outdoor service will not be disruptive to nearby uses.

<u>Proposed Conditions of Approval:</u>

Hours of operation:

11:00 AM to 9:00 PM – Monday through Thursday
11:00 AM to 10:00 PM – Friday
9:30 AM to 10:00 PM –Saturday
9:30 AM to 9:00 PM – Sunday

Also of note - The Bonita Beach Diner, unlike a traditional sit-down restaurant, operates as follows: patrons order food and beverages at the service station of the kitchen building and seat themselves; beverages are dispensed at the order station and food is brought by a server to the patron's table when ready; Customer has the option to order Additional food and beverage by a server via table side. Servers will be equipped with small hand held devices to place order and take payment. Customer also has the option to order directly from the full-service bar; as such, the typical customer base is a faster turnover, less-apt-to-linger group.

Live entertainment (occasional only - amplified; soloist only)

6:00 PM to 9:00 PM – Thursday
6:00 PM to 10:00 PM Friday and Saturday
10:00 AM to 3:00 PM – Saturday and Sunday

Any amplified music shall be controlled by restaurant management. Speakers for the amplified music would be located in the Bar Building, Firepit Area, the Outdoor Covered Seating, Indoor Dining, and in the Covered Walkway. Speakers will be directed away from the residential properties. All sound will operate within the decibel limits of the Bonita Springs Noise Ordinance.

d. Whether there exist changed or changing conditions that make approval of the request appropriate;

The property is permitted to have the sit down restaurant use by right; however, the Land Development Code requires a Special Exception where outdoor alcohol service is provided on a parcel that is within 500' of any residential dwelling, school, day care or church use. The applicant wishes to provide outdoor COP in conjunction with the restaurant use and the site is within 500' of a residential dwelling and church; therefore, the SE application is required.

The Bonita Beach Diner proposal to have an outdoor area for consumption on premises is not unlike nearly every other restaurant in Bonita Springs where alcohol is served. Outdoor dining has become ever more popular given the climate in Southwest Florida and the desire by diners to have more opportunities to dine outdoors given the pandemic and in some areas where indoor dining options are more limited in order to meet CDC guidelines for social distancing.

e. Whether the request is consistent with the goals, objectives, policies, and intent of the Bonita Plan;

The property is located in the General Commercial Future Land Use Category of the City of Bonita Springs Comprehensive Plan. The General Commercial Future Land Use category (Policy 1.1.14) is intended to accommodate a wide range of commercial uses and recognizes properties that have been zoned or developed with commercial uses at the time of adoption of the City's Comprehensive Plan.

The proposed restaurant use is consistent with the list of appropriate uses identified in Policy 1.1.14. The single-story building will be less than the maximum building height of 75' permitted within the General Commercial future land use category. An FAR of 1.2 is permitted within the General Commercial land use category. The proposed enclosed restaurant area is approximately 1,000 square feet which equates to an FAR of 0.01.

The proposed restaurant is consistent with the General Commercial land use category, Policy 1.1.14 of the Future Land Use Element.

Policy 1.1.25 of the Future Land Use Element indicates that the City will adopt land development regulations to implement the comprehensive plan. The City has adopted numerous land development regulations, including the recently adopted Bonita Beach Road Corridor Overlay. The conceptual site plan accompanying this SE application is consistent with the recently adopted corridor standards and no deviations are proposed for the site.

The project is consistent with the Transportation Element of the Comprehensive Plan. Policy 1.1.25 establishes level of service standards for arterial roadways. Although no Traffic Analysis is required for the SE for outdoor consumption on premises application, a full traffic analysis will be submitted with the required local development order for the restaurant use. There are no known level of service issues for this segment of Bonita Beach Road.

Transportation Policy 1.1.9 provides for access controls and encouragement of shared parking, driveways and interconnections. The property has insufficient frontage to meet full access spacing; however, the project will provide an interconnection to the adjacent commercial property to the east, as well as a new LeeTran bus stop in front of the subject site. The proposed use may be deemed consistent with this policy of the Transportation element.

The project is consistent with the Infrastructure Element of the Bonita Springs Comprehensive Plan. The site has water and sewer services immediately available and will be connecting to these services; thereby, it will be consistent with the Potable Water and Sanitary Sewer sub-elements of the comprehensive plan.

The project is consistent with the Conservation and Coastal Management Element. The site has been previously cleared and contains no indigenous vegetative communities. Open space will be provided consistent with the requirements of Chapter 3 of the LDC.

f. Whether the request meets or exceeds all performance and locational standards set forth for the proposed use;

There are no performance standards established in the LDC for an outdoor COP application. Tbe application does demonstrate compliance with LDC 4-195(e), Special Exceptions.

g. Whether the request will protect, conserve or preserve environmentally critical areas and natural resources;

There are no environmentally critical areas or natural resources that exist on the subject property.

h. Whether the request will be compatible with existing or planned uses;

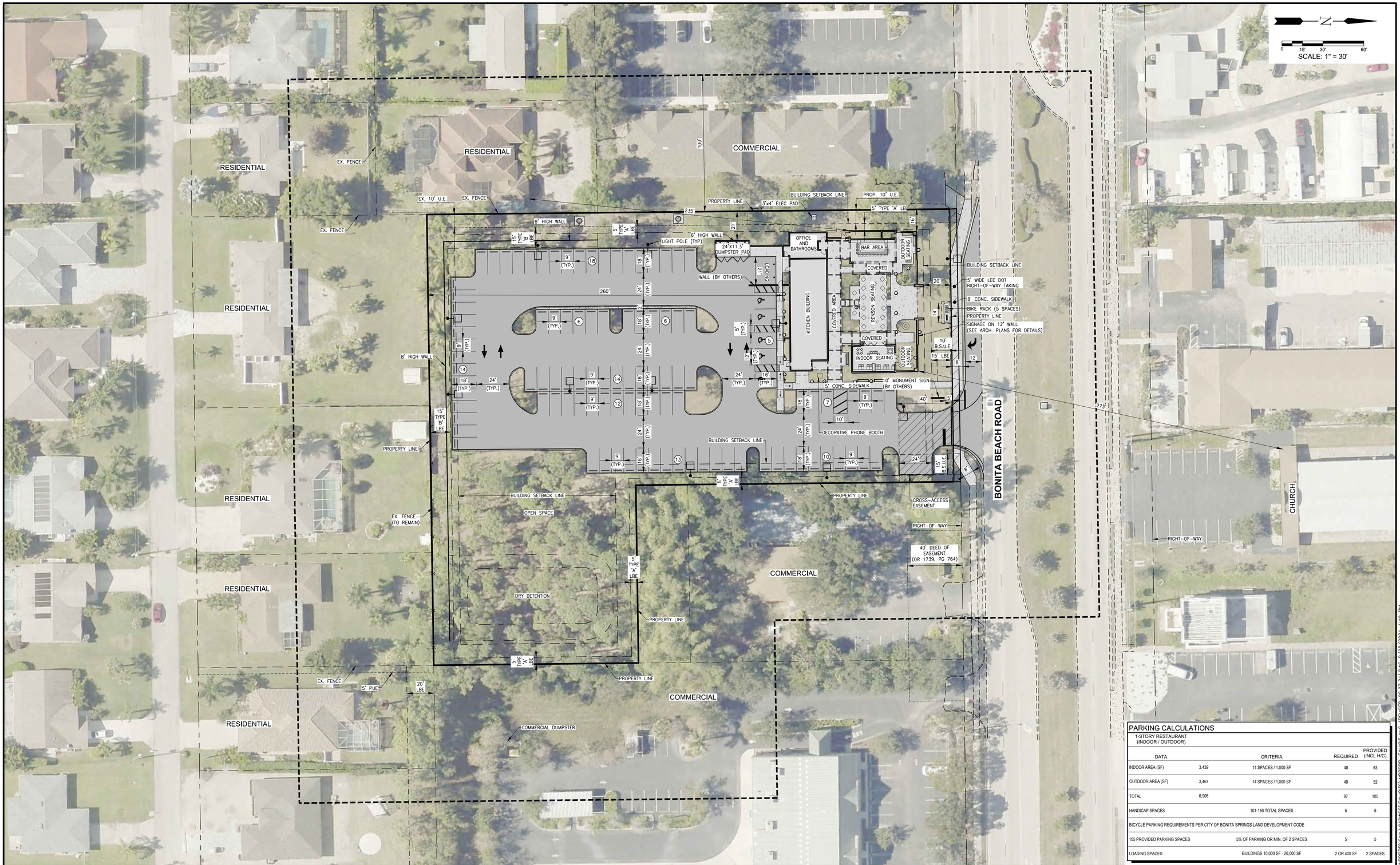
The proposed outdoor consumption on premises application is compatible with existing and planned uses. Properties to the North, east and west are zoned and developed with commercial land uses. The nearest home is over 200' from the outdoor dining area and other homes to the south are nearly 400' from the outdoor dining area. In both cases, indoor dining and enclosed restaurant building areas separate the homes from the outdoor courtyard area where outdoor consumption on premises is proposed. The outdoor consumption on premises portion of the restaurant is oriented toward Bonita Beach Road and is surrounded entirely by either enclosed building area or 12' high concete block walled courtyard. Further, the parking areas will be shielded from neighboring residences by a landscape buffer and solid wall. Please see updated architectural, landscape, and civil drawings, and photometric study. The hours for outdoor service are limited and included as conditions of approval. Any outdoor amplified music will also have limited hours of operation and operational controls for the amplification will be by the restaurant.

i. Whether the request will cause damage, hazard, nuisance or other detriment to persons or property;

Given the proposed conditions of approval which include restricted hours for outdoor consumption on premises and outdoor entertainment, the approval of the SE will not cause damage, hazard, nuisance or other detriment to persons or property.

j. Whether a requested use will be in compliance with all general zoning provisions and supplemental regulations pertaining to the use as set forth in LDC Chapter 4.

The proposed SE for outdoor consumption on premises is in compliance with all general zoning provisions and supplemental regulations of the LDC. No deviations are proposed or required in order to develop the sit-down restaurant use with outdoor consumption on premises.



PARKING CALCULATIONS				
1-STORY RESTAURANT (INDOOR / OUTDOOR)				
DATA		CRITERIA	REQUIRED	PROVIDED (INCL H/C)
INDOOR AREA (SF)	3,439	14 SPACES / 1,000 SF	48	53
OUTDOOR AREA (SF)	3,467	14 SPACES / 1,000 SF	49	52
TOTAL	6,906		97	105
HANDICAP SPACES		101-150 TOTAL SPACES	5	5
BICYCLE PARKING REQUIREMENTS PER CITY OF BONITA SPRINGS LAND DEVELOPMENT CODE				
105 PROVIDED PARKING SPACES		5% OF PARKING OR MIN. OF 2 SPACES	5	5
LOADING SPACES		BUILDINGS 10,000 SF - 20,000 SF	2 OR 400 SF	2 SPACES

LEGEND

CROSS-ACCESS EASEMENT
LEE COUNTY RIGHT-OF-WAY TAKING

Revision	Date	Description	By

DESIGNED BY: J.D.
DRAWN BY: S.T./K.L.M.
APPROVED: M.T.H.
JOB CODE: NRDBBR
SCALE: 1" = 30'

GradyMinor

Q. Grady Minor and Associates, P.A.
3800 Via Del Rey
Bonita Springs, Florida 34134

Civil Engineers • Land Surveyors • Planners • Landscape Architects
Cert. of Auth. EB 0005151 Cert. of Auth. LB 0005151 Business LC 26000266

Bonita Springs: 239.947.1144 www.GradyMinor.com Fort Myers: 239.690.4380

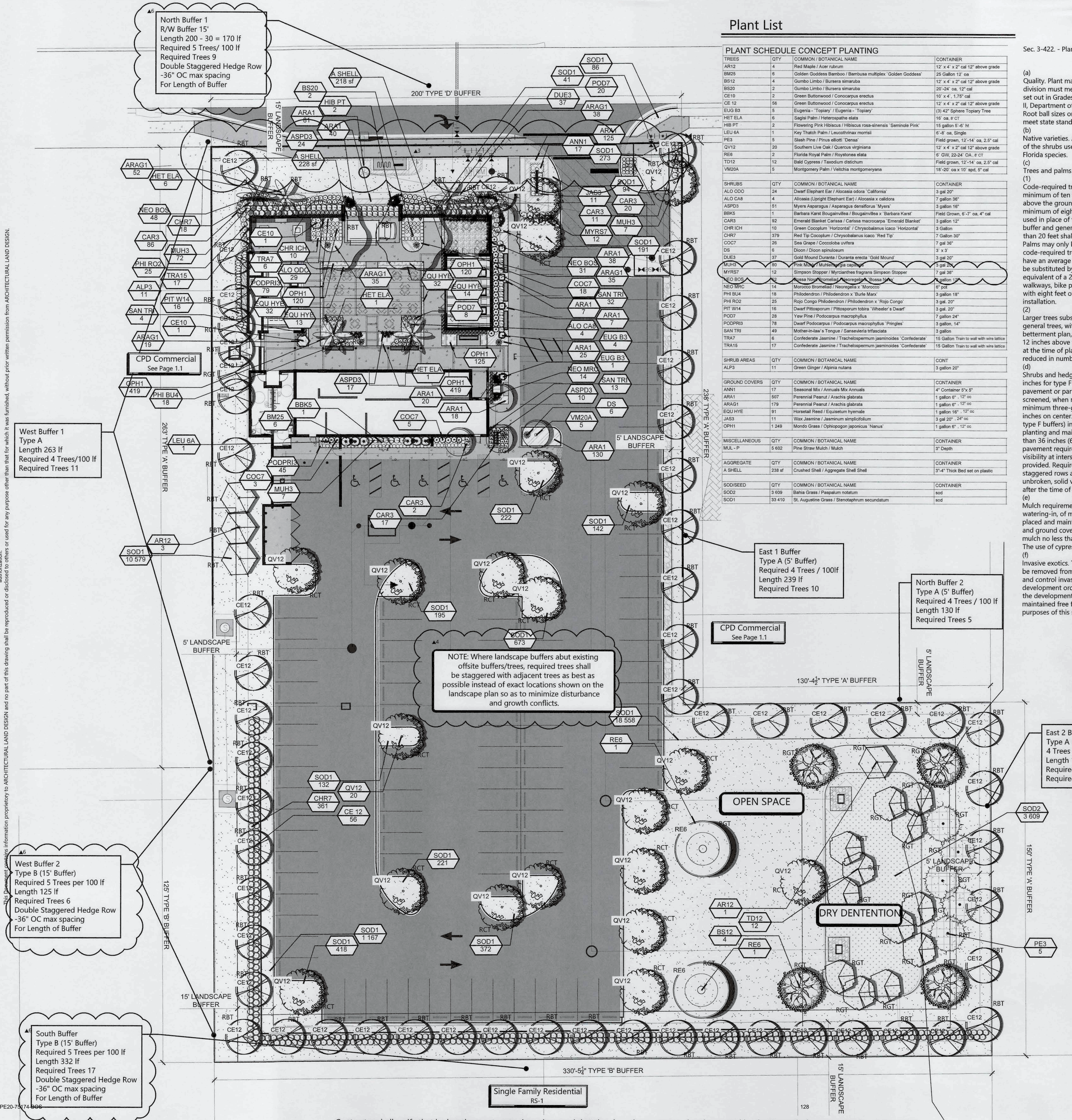
BONITA BEACH DINER SPECIAL EXCEPTION

EXHIBIT IV.G
CONCEPTUAL SITE PLAN

MUNICIPALITY: CITY OF BONITA SPRINGS
SEC/TWNSHP/RNG: 04/48S/25E
DATE: OCTOBER 2020
SUBMITTAL TYPE: SPECIAL EXCEPTION
SHEET 1 OF 1

G:\ENGINEERING\PROJ-ENG\N\NRDBBR\CIVIL\DTDWGS\EXHIBITS\NRDBBR-EXHIBIT IV.G (REVISED 09.27.21).DWG 9/28/2021 1:40 PM

SPE2-73174-D36



Plant List

PLANT SCHEDULE CONCEPT PLANTING			
TREES	QTY	COMMON / BOTANICAL NAME	CONTAINER
AR12	4	Red Maple / Acer rubrum	12` x 4` x 2" cal 12" above grade
BM25	6	Golden Goddess Bamboo / Bambusa multiplex `Golden Goddess`	25 Gallon 12` oa
BS12	4	Gumbo Limbo / Bursera simaruba	12` x 4` x 2" cal 12" above grade
BS20	2	Gumbo Limbo / Bursera simaruba	20`-24` oa, 12" cal
CE10	2	Green Buttonwood / Conocarpus erectus	10` x 4`, 1.75" cal
CE 12	56	Green Buttonwood / Conocarpus erectus	12` x 4` x 2" cal 12" above grade
EUG B3	5	Eugenia - `Topiary` / Eugenia - `Topiary`	(3) 42" Sphere Topiary Tree
HET ELA	6	Sagisi Palm / Heterospathe elata	16` oa, 8' CT
HIB PT	2	Flowering Pink Hibiscus / Hibiscus rosa-sinensis `Seminole Pink`	15 gallon 5`-6` ht
LEU 6A	1	Key Thatch Palm / Leucothrinax morrisii	6`-8` oa, Single
PE3	5	Slash Pine / Pinus elliotti `Densa`	Field grown, 12`-14` oa, 2.5" cal
QV12	20	Southern Live Oak / Quercus virginiana	12` x 4` x 2" cal 12" above grade
RE6	2	Florida Royal Palm / Roystonea elata	6` GW, 22-24` OA, 8' CT
TD12	12	Bald Cypress / Taxodium distichum	Field grown, 12`-14` oa, 2.5" cal
VM20A	5	Montgomery Palm / Veitchia montgomeryana	18`-20` oa x 10` spd, 5" cal
SHRUBS	QTY	COMMON / BOTANICAL NAME	CONTAINER
ALO ODO	24	Dwarf Elephant Ear / Alocasia odora `California`	3 gal 20"
ALO CA8	4	Alicasia (Upright Elephant Ear) / Alocasia x calidora	7 gallon 36"
ASPD3	51	Myers Asparagus / Asparagus densiflorus `Myers`	3 gallon 16"
BBK5	1	Barbara Karst Bougainvillea / Bougainvillea x `Barbara Karst`	Field Grown, 6`-7` oa, 4" cal
CAR3	92	Emerald Blanket Carissa / Carissa macrocarpa `Emerald Blanket`	3 gallon 12"
CHR ICH	10	Green Cocoplum `Horizontal` / Chrysobalanus icaco `Horizontal`	3 Gallon
CHR7	379	Red Tip Cocoplum / Chrysobalanus icaco `Red Tip`	7 Gallon 30"
COC7	26	Sea Grape / Coccoloba uvifera	7 gal 36"
DS	6	Dioon / Dioon spinulosum	3` x 3`
DUE3	37	Gold Mound Duranta / Duranta erecta `Gold Mound`	3 gal 20"
MUH3	80	Pink Muhly / Muhlenbergia capillaris	3 gal 20"
MYRS7	12	Simpson Stopper / Myrcianthes fragrans Simpson Stopper	7 gal 36"
NEO BOS	52	Bossa Nova Bromeliad / Neoregelia x `Bossa Nova`	3 gallon 12"
NEO MRC	14	Morocco Bromeliad / Neoregelia x `Morocco`	6" pot
PHI BU4	18	Philodendron / Philodendron x `Burle Marx`	3 gallon 18"
PHI RO2	25	Rojo Congo Philodendron / Philodendron x `Rojo Congo`	3 gal. 20"
PIT W14	16	Dwarf Pittosporum / Pittosporum tobira `Wheeler`s Dwarf`	3 gal. 20"
POD7	28	Yew Pine / Podocarpus macrophyllus	7 gallon 24"
PODPRI3	78	Dwarf Podocarpus / Podocarpus macrophyllus `Pringles`	3 gallon, 14"
SAN TRI	49	Mother-in-law`s Tongue / Sansevieria trifasciata	3 gallon
TRA7	6	Confederate Jasmine / Trachelospermum jasminoides `Confederate`	15 Gallon Train to wall with wire lattice
TRA15	17	Confederate Jasmine / Trachelospermum jasminoides `Confederate`	15 Gallon Train to wall with wire lattice
SHRUB AREAS	QTY	COMMON / BOTANICAL NAME	CONT
ALP3	11	Green Ginger / Alpinia nutans	3 gallon 20"
GROUND COVERS	QTY	COMMON / BOTANICAL NAME	CONTAINER
ANN1	17	Seasonal Mix / Annuals Mix Annuals	4" Container 5"x 5"
ARA1	507	Perennial Peanut / Arachis glabrata	1 gallon 6" , 12" oc
ARAG1	179	Perennial Peanut / Arachis glabrata	1 gallon 6" , 12" oc
EQU HYE	91	Horsetail Reed / Equisetum hyemale	1 gallon 16" , 12" oc
JAS3	11	Wax Jasmine / Jasminum simplicifolium	3 gal 20" , 24" oc
OPH1	1 249	Mondo Grass / Ophiopogon japonicus `Nanus`	1 gallon 6" , 12" oc
MISCELLANEOUS	QTY	COMMON / BOTANICAL NAME	CONTAINER
MUL - P	5 602	Pine Straw Mulch / Mulch	3" Depth
AGGREGATE	QTY	COMMON / BOTANICAL NAME	CONTAINER
A SHELL	238 sf	Crushed Shell / Aggregate Shell Shell	3"-4" Thick Bed set on plastic
SOD/SEED	QTY	COMMON / BOTANICAL NAME	CONTAINER
SOD2	3 609	Bahia Grass / Paspalum notatum	sod
SOD1	33 410	St. Augustine Grass / Stenotaphrum secundatum	sod

Sec. 3-422. - Plant material standards.

(a)
Quality. Plant materials used to meet the requirements of this division must meet the standards for Florida No. 1 or better, as set out in Grades and Standards for Nursery Plants, Parts I and II, Department of Agriculture, State of Florida (as amended). Root ball sizes on all transplanted plant materials must also meet state standards.
(b)
Native varieties. At least 75 percent of the trees and 50 percent of the shrubs used to fulfill these requirements must be native Florida species.
(c)
Trees and palms.
(1)
Code-required trees, at the time of installation, must be a minimum of ten feet in height, have a two-inch caliper 12 inches above the ground and a four-foot spread. Palms must have a minimum of eight feet of clear trunk at planting. Palms may be used in place of trees at the rate of one palm for one tree for buffer and general tree requirements. Palms with a canopy less than 20 feet shall be clustered in groups in a minimum of three. Palms may only be used to meet 30 percent of the code-required trees. Small trees such as dahoon hollies that have an average mature spread or crown less than 20 feet may be substituted by grouping the same so as to create the equivalent of a 20-foot crown spread. Trees adjacent to walkways, bike paths and rights-of-way must be maintained with eight feet of clear trunk. Palms must be properly staked at installation.
(2)
Larger trees substituted to reduce the minimum number of general trees, without the use of an alternative landscape betterment plan, must be no less than four inches in diameter at 12 inches above the ground, and no less than 16 feet in height at the time of planting. The general tree requirement cannot be reduced in number by more than 50 percent.
(d)
Shrubs and hedges. Shrubs must be a minimum of 20 inches (48 inches for type F buffers) in height, above the on-site adjacent pavement or parking surface required to be buffered and/or screened, when measured at time of planting. They must be a minimum three-gallon container size and be spaced 18 to 36 inches on center. They must be at least 36 inches (60 inches for type F buffers) in height within 12 months of the time of planting and maintained in perpetuity at a height of no less than 36 inches (60 inches for type F buffers) above the adjacent pavement required to be buffered and/or screened, except for visibility at intersections and where pedestrian access is provided. Required hedges must be planted in double staggered rows and maintained so as to form a continuous, unbroken, solid visual screen within a minimum of one year after the time of planting.
(e)
Mulch requirements. A two-inch minimum layer, after watering-in, of mulch or other recycled materials must be placed and maintained around all newly installed trees, shrubs, and ground cover plantings. Each tree must have a ring of mulch no less than 24 inches beyond its trunk in all directions. The use of cypress mulch is strongly discouraged.
(f)
Invasive exotics. The following highly invasive exotic plants must be removed from the development area. Methods to remove and control invasive exotic plants must be included on the development order plans. A statement must also be included on the development order that the development area will be maintained free from invasive exotic plants in perpetuity. For purposes of this subsection, invasive exotic plants include

Site Data

Total Site Area	2.23 AC	97,162 SF
▲6 Building Area (including outdoor areas)		6, 906 SF
Pavement (including curb)		43,910 SF
Concrete (misc. concrete, pavers, misc impervious)		6,292 SF
▲6 Total Impervious Area (includes sidewalks)		57,109 SF
▲6 Total Pervious (Open Space)		40,052 SF

Building Perimeter Landscape Requirements: Code Section 3-416.B
Gross Building Area: 6906 SF x 10% = 690.6 SF of Required Planting
Building Perimeter Planting Required: 691 SF
Building Perimeter Planting Provided: 691+ SF

Landscape Calculations

Internal Landscape Requirements: Code 3-416.C
~~Pavement Area: 43,910 SF x 10% 4,391 SF Required Landscaped Area~~
Required Landscaped Area: 4391 SF/ 250 = 18 Required Internal Trees (RCT)
Internal Landscape Area Required: 4,391 SF
Internal Landscape Area Provided: 4,391+ SF
(1 tree per 250 SF of required landscaped area)

Plant Material Standards: Code 3-420
All Plant material to be Florida #1 as set out in grades and Standards for Nursery Plants.
Native Requirements:
I. Trees: (75% of all required trees to be native)
111 Trees Required x 75% = 84 Native Trees Required
84 Native Trees Provided
II. Shrubs: (50% of all required shrubs to be native)
484 Shrubs Required x 50% = 242 Native Shrubs Required
242+ Native Shrubs Provided
III. Trees: 100% of required trees must have a min. siz of 12' ht. x 4' sprd., 2" caliper.
Palms: 100% of required palms must have 8' CT
Exotics
Owner to maintain this site free of exotics per perpetuity.
To be accomplished by yearly inspection of the site and by removing any vegetation by hand before it reaches maturity.
Contractor to remove all exotics form Indigenous Preserve.
▲4 Contractor shall not install any plant material in the Indigenous preserve.

* Linear footage does not include access drives

Palms may be used in place of trees at the rate of one palm for one tree for buffer and general tree requirements

Palms with a canopy less than 20 feet shall be clustered in groups in a minimum of three.

Palms may only be used to meet 30 percent of the code-required trees.

Small trees such as dahoon hollies that have an average mature spread or crown less than 20 feet may be substituted by grouping the same so as to create the equivalent of a 20-foot crown spread.

Trees adjacent to walkways, bike paths and rights-of-way must be maintained with eight feet of clear trunk.

General Tree Requirements

General Tree Requirements: (BSLDR Section 3-416.A)
Other Developments:
1 tree per 3,500 SF of development area min.
Total Site 97,162 sf / 3,500 = 28 Min required trees on site
Provided General Trees 28

Legend

RCT —— Required Internal Canopy Trees (18)
RGT —— Required General Trees (28)
RBT —— Required Buffer Trees (65)

Buffer Schedule

Buffer	Use	Length	Reqd Tree	Tree Req.	Tree Prov.	Shrub Req.	Shrub Prov.
▲4 West 1	Com	264	4/100lf	11	11	0	0
West 2	Res	126	5/100lf	6	6	▲6 84	84
East 1	Com	239	4/100lf	10	10	0	0
East 2	Com	150	4/100lf	6	6	0	0
▲4 North 1	RW	170	5/100lf	9	9	▲6 114	114
North 2	Com	130	4/100lf	5	5	0	0
South	Res	332	5/100lf	17	17	▲6 220	220
Required				65	65	▲6 418	418

Tree Requirements

	Reqd	Provd
Required Buffer Trees	65	65
Required Vehicular Use Area Trees	18	18
Reqd General Trees	28	28
Total Reqd Trees	111	111
Max % of Palms (30%)		

Plant Notes

1. All Plants shall be Florida No. 1 or Better.
2. Landscape Contractor shall review plans and indicate any availability problems at time of bid. Landscape contractor shall be responsible bidding and installing all plantings as they are drawn on the plan, and shall verify the accuracy of the plant list vs the drawn plan, at the time of bid.
3. All plants indicated in zones, C or S, are susceptible to damage from cold temperatures.
4. Contractor shall maintain all plantings until acceptance by Owner.
5. All beds shall be weed free until acceptance by owner. Wherever weeds are present in turf beds or landscape beds, a round application to kill these weeds before sodding or planting shall be required.
6. All Trees and Palms shall be warranted for a period of 6 months. All Shrubs shall be warranted for a period of 90 days. All Sod shall be warranted for a period of 30 days. Warranty begins at time of acceptance of project.
7. All Sod shall be warranted for 30 days.
8. It is the landscape contractor's responsibility to coordinate w/ the Irrigation contractor to ensure adequate coverage exists.
9. Contractor shall install a Bio Barrier Fabric around all palms within 4' of pavement or planter walls, and all large canopy trees within 10' of a sidewalk.
10. Contractor shall be licensed and insured.
11. Contractor shall maintain site in a clean fashion and shall remove any waste that he creates.
12. Landscape Contractor shall have a pre-construction review of plans w/ Landscape Architect prior to ordering plant material, to verify plans are current, and that no changes are necessary. Contractor shall also schedule a walk thru to allow Landscape Architect to review flagging and placement of all plant material prior to installation. These above mentioned meetings are important to the quality control of the project. Landscape contractor understands that if work commences without these meetings, that the owner and Landscape Architect have the ability to make field changes to the plans at the Landscape Contractors expense.
13. General Contractor / Site contractor shall make certain that all soil for planting areas shall be of suitable landscape quality fill. Soil shall be comprised of a sandy base, and have good organic and good percolation qualities.
14. General Contractor / Site contractor shall make certain all limerock, and excessively compacted soils shall be removed from planting beds.
15. Landscape Contractor shall make certain that the site conditions meet to their satisfaction before installing plant material.
16. If Landscape contractor has any concerns over the survivability of plant materials, he must inform the owner immediately.
17. Contractor to confirm any pest (Deer, Rabbit, etc) issues prior to planting and provide appropriate solution to alleviate issue; ie, incorporate deterrents, or suggest alternate plant materials.

Contractor shall verify that he has the most up to date plans, and that they have been approved and accepted by the Owner before commencing construction.

ARCHITECTURAL LAND DESIGN INCORPORATED
LANDSCAPE ARCHITECTURE
2780 S. Horseshoe Drive Suite 5
Naples, FL 34104
(239) 430-1661
Design@ALDinc.net
License LC26000259
Christian Andrea
SEP 3 0 2021
License No. 1178
Copyright Architectural Land Design ©

Bonita Park Diner
3621 Bonita Beach Road, Bonita Spring, Lee County, FL

PLANTING PLAN

▲7 Adj Lighting Plan	YAC 09.24.21
▲6 New Floor Plan, New Civil, Adj Planting	YAC 09.23.21
▲5 Rev. New Civil Site	PM 06.30.21
▲4 City Comments	PM 06.23.21
▲3 Rev. Updated BSUE	PM 04.29.21
▲2 DO Update	PM 03.29.21
▲1 New Site Plan	PM 02.15.21
Drawing Date:	CA 11.17.20

Scale: 1"=20'-0"

20-158

N

File Name: 20-158-0.0n1.dwg

Architectural Information Provided By:
Company Name: MHK
File Name: NRDBBR-BASE
Date: ----

Site Information Provided By:
Company Name: ----
File Name: ----
Date: ----

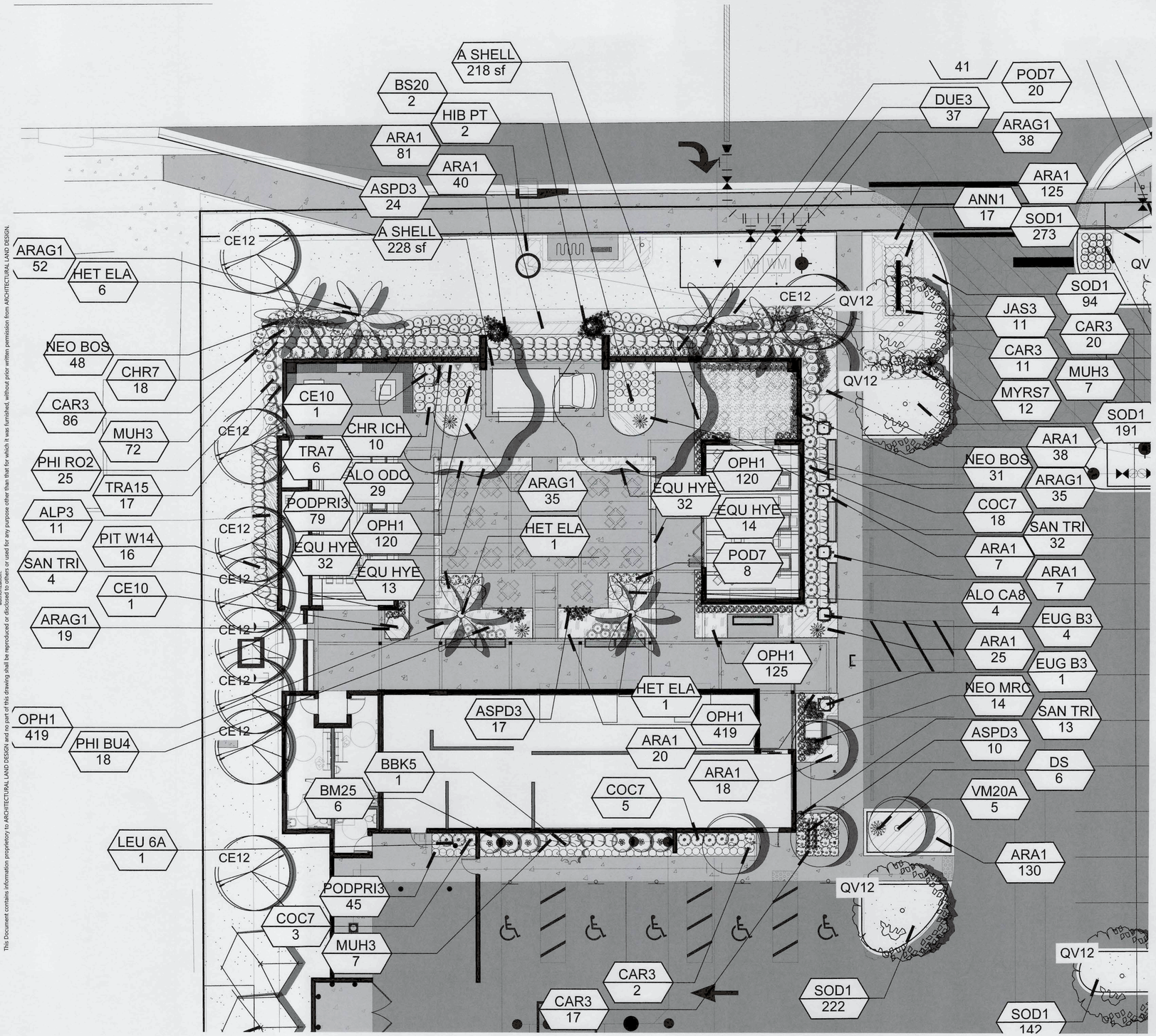
L1

\\ald-server2\Data\20-158 3621 Bonita Beach Rd Lake Park Diner\ALD-Dwgs\20-158-0.0n1.dwg, 9/28/2021 4:18:02 PM, phil

\\ald-server2\Data\20-158 3621 Bonita Beach Rd Lake Park Diner\ALD-Dwgs\20-158-0.0n1.dwg, Plotted on 03.30.2021 / 02:30 AM by Phil McHenry

Any deviations or inaccuracies need to be brought to the attention of the Owner immediately. * All base information has been provided by others, verification of setbacks, property lines, etc. need to be provided by others. * It is the Contractors responsibility to verify that he has the most current plan. * Contractor shall not scale from plan, use dimensions only. * These plans are the property of Architectural Land Design and may not be used or reproduced without authorization.
This Document contains information proprietary to ARCHITECTURAL LAND DESIGN and no part of this drawing shall be reproduced or disclosed to others or used for any purpose other than that for which it was furnished, without prior written permission from ARCHITECTURAL LAND DESIGN.

SPE20-75174-BOS



PLANT SCHEDULE CONCEPT PLANTING				
TREES	QTY	COMMON / BOTANICAL NAME	CONTAINER	NATIVE
AR12	4	Red Maple / Acer rubrum	12' x 4' x 2" cal 12" above grade	Yes
BM25	6	Golden Goddess Bamboo / Bambusa multiplex ' Golden Goddess'	25 Gallon 12' oa	No
BS12	4	Gumbo Limbo / Bursera simaruba	12' x 4' x 2" cal 12" above grade	Yes
BS20	2	Gumbo Limbo / Bursera simaruba	20'-24' oa, 12" cal	Yes
CE10	2	Green Buttonwood / Conocarpus erectus	10' x 4', 1.75" cal	Yes
CE 12	56	Green Buttonwood / Conocarpus erectus	12' x 4' x 2" cal 12" above grade	Yes
EUG B3	5	Eugenia - "Topiary" / Eugenia - "Topiary"	(3) 42" Sphere Topiary Tree	No
HET ELA	6	Sagisi Palm / Heterospathe elata	16' oa, 8" CT	No
HIB PT	2	Flowering Pink Hibiscus / Hibiscus rosa-sinensis 'Seminole Pink'	15 gallon 5'-6' ht	No
LEU 6A	1	Key Thatch Palm / Leucothrinax morrisii	6'-8' oa, Single	No
PE3	5	Slash Pine / Pinus elliotti ' Densa'	Field grown, 12'-14' oa, 2.5" cal	No
QV12	20	Southern Live Oak / Quercus virginiana	12' x 4' x 2" cal 12" above grade	Yes
RE6	2	Florida Royal Palm / Roystonea elata	6' GW, 22-24' OA, 8" CT	Yes
TD12	12	Bald Cypress / Taxodium distichum	Field grown, 12'-14' oa, 2.5" cal	Yes
VM20A	5	Montgomery Palm / Veitchia montgomeryana	18'-20' oa x 10' spd, 5" cal	Single Trunk
SHRUBS	QTY	COMMON / BOTANICAL NAME	CONTAINER	NATIVE
ALO ODO	24	Dwarf Elephant Ear / Alocasia odora ' California'	3 gal 20"	No
ALO CA8	4	Alicasia (Upright Elephant Ear) / Alocasia x calidora	7 gallon 36"	No
ASPD3	51	Myers Asparagus / Asparagus densiflorus ' Myers'	3 gallon 16"	No
BBK5	1	Barbara Karst Bougainvillea / Bougainvillia x ' Barbara Karst'	Field Grown, 6'-7' oa, 4" cal	No
CAR3	92	Emerald Blanket Clarissa / Clarissa macrocarpa ' Emerald Blanket'	3 gallon 12"	No
CHR ICH	10	Green Cocoplum ' Horizontal' / Chrysobalanus icaco ' Horizontal'	3 Gallon	Yes
CHR7	379	Red Tip Cocoplum / Chrysobalanus icaco ' Red Tip'	7 Gallon 30"	Yes
COC7	26	Sea Grape / Coccoloba uvifera	7 gal 36"	Yes
DS	6	Dioon / Dioon spinulosum	3' x 3'	No
DUE3	37	Gold Mound Duranta / Duranta erecta ' Gold Mound'	3 gal 20"	No
MUH3	80	Pink Muhly / Muhlenbergia capillaris	3 gal 20"	Yes
MYRS7	12	Simpson Stopper / Myrcianthes fragrans Simpson Stopper	7 gal 36"	Yes
NEO BOS	52	Bossa Nova Bromeliad / Neoregelia x ' Bossa Nova'	3 gallon 12"	No
NEO MRC	14	Morocco Bromeliad / Neoregelia x ' Morocco'	6" pot	No
PHI BL4	18	Philodendron / Philodendron x ' Burle Marx'	3 gallon 18"	No
PHI RO2	25	Rojo Congo Philodendron / Philodendron x ' Rojo Congo'	3 gal. 20"	No
PIT W14	16	Dwarf Pittosporum / Pittosporum tobira ' Wheeler's Dwarf'	3 gal. 20"	No
POD7	28	Yew Pine / Podocarpus macrophyllus	7 gallon 24"	No
PODPRI3	78	Dwarf Podocarpus / Podocarpus macrophyllus ' Pringles'	3 gallon, 14"	No
SAN TRI	49	Mother-in-law's Tongue / Sansevieteia trifasciata	3 gallon	No
TRA7	6	Confederate Jasmine / Trachelospermum jasminoides ' Confederate'	15 Gallon Train to wall with wire lattice	No
TRA15	17	Confederate Jasmine / Trachelospermum jasminoides ' Confederate'	15 Gallon Train to wall with wire lattice	No
SHRUB AREAS	QTY	COMMON / BOTANICAL NAME	CONT	FIELD4
ALP3	11	Green Ginger / Alpinia nutans	3 gallon 20"	No
GROUND COVERS	QTY	COMMON / BOTANICAL NAME	CONTAINER	NATIVE
ANN1	17	Seasonal Mix / Annuals Mix Annuals	4" Container 5"x 5"	No
ARA1	507	Perennial Peanut / Arachis glabrata	1 gallon 6" , 12" oc	No
ARAG1	179	Perennial Peanut / Arachis glabrata	1 gallon 6" , 12" oc	No
EQU HYE	91	Horsetail Reed / Equisetum hyemale	1 gallon 16" , 12" oc	No
JAS3	11	Wax Jasmine / Jasminum simplicifolium	3 gal 20" , 24" oc	No
OPH1	1 249	Mondo Grass / Ophiopogon japonicus ' Nanus'	1 gallon 6" , 12" oc	No
MISCELLANEOUS	QTY	COMMON / BOTANICAL NAME	CONTAINER	NATIVE
MUL - P	5 602	Pine Straw Mulch / Mulch	3" Depth	
AGGREGATE	QTY	COMMON / BOTANICAL NAME	CONTAINER	NATIVE
A SHELL	238 sf	Crushed Shell / Aggregate Shell Shell	3"-4" Thick Bed set on plastic	
SOD/SEED	QTY	COMMON / BOTANICAL NAME	CONTAINER	NATIVE
SOD2	3 609	Bahia Grass / Paspalum notatum	sod	
SOD1	33 410	St. Augustine Grass / Stenotaphrum secundatum	sod	

ARCHITECTURAL LAND DESIGN INCORPORATED
LANDSCAPE ARCHITECTURE
2780 S. Horseshoe Drive Suite 5
Naples, FL 34104
(239) 430-1661
Design@ALDinc.net
License LC26000259

Christian Andrea

SEP 30 2021

License No. 1178

Copyright Architectural Land Design ©

Bonita Park Diner

3621 Bonita Beach Road, Bonita Spring,Lee County, FL

BUILDING PLANTING ENLARGEMENT

▲7 Adj Lighting Plan	YAC 09.24.21
▲6 New Floor Plan, New Civil, Adj Planting	YAC 09.23.21
▲5 Rev. New Civil Site	PM 06.30.21
▲4 City Comments	PM 06.23.21
▲3 Rev. Updated BSUE	PM 04.29.21
▲2 DO Update	PM 03.29.21
▲1 New Site Plan	PM 02.15.21
Drawing Date:	CA 11.17.20

Scale: 1"=10'-0"

20-158

N

File Name: 20-158-0.0n1.dwg

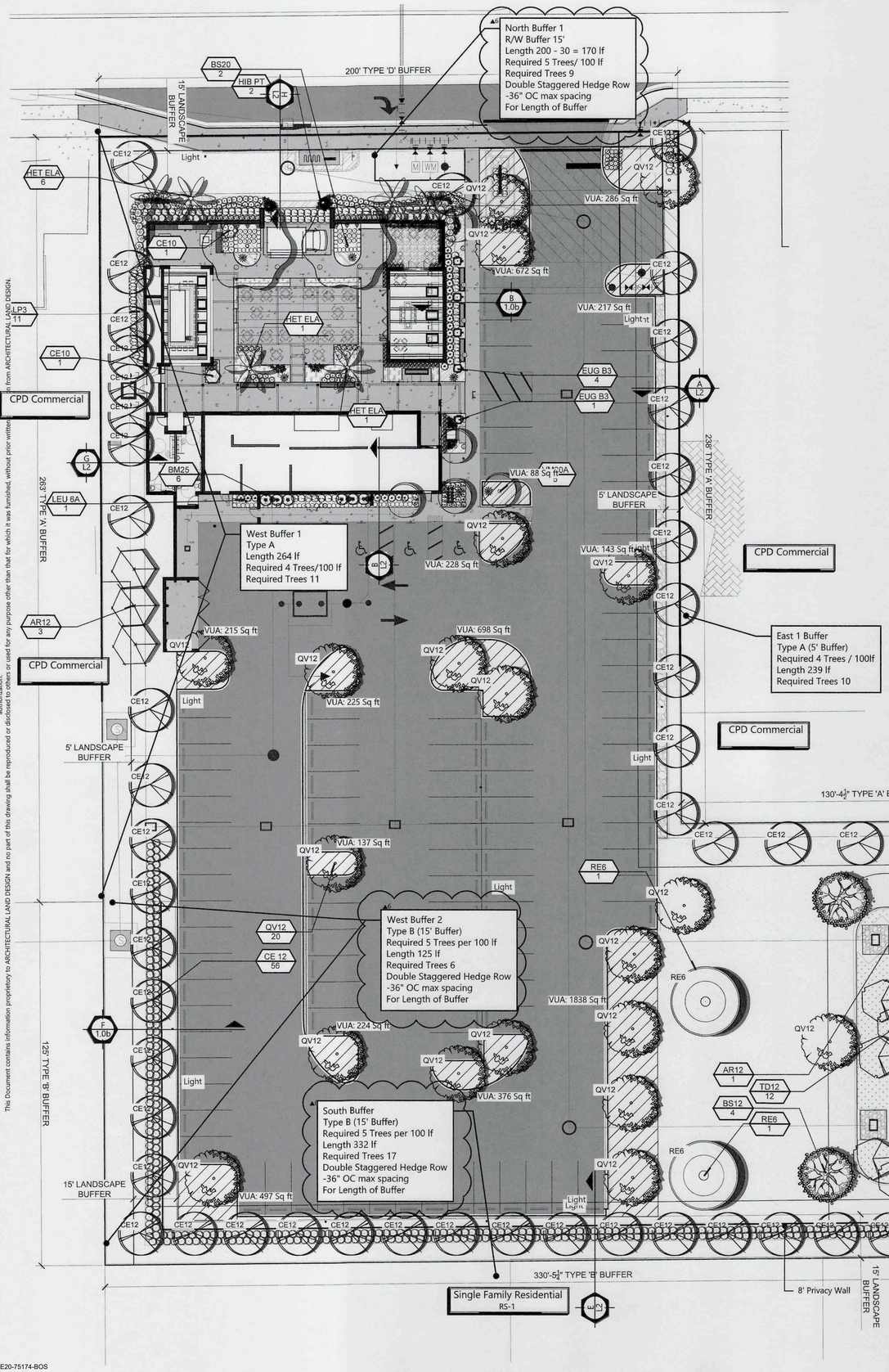
Architectural Information Provided By:
Company Name: MHK
File Name: NRDBBR-BASE
Date: ----

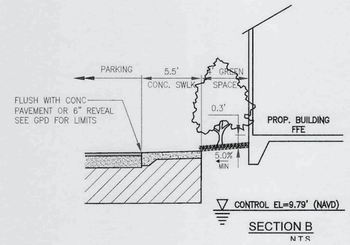
Site Information Provided By:
Company Name: ----
File Name: ----
Date: ----

L1a

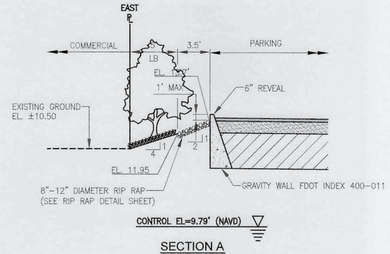
\\ald-server2\Data\20-158 3621 Bonita Beach Rd Lake Park Diner\ALD-Dwgs\20-158-0.0n1.dwg, 9/28/2021 4:18:07 PM, phil
\\ald-server2\Data\20-158 3621 Bonita Beach Rd Lake Park Diner\ALD-Dwgs\20-158-0.0n1.dwg, Plotted on 03.30.2021 / 02:35 AM by Phil McHenry
Any deviations or inaccuracies need to be brought to the attention of the Owner immediately. * All base information has been provided by others, verification of setbacks, property lines, etc. need to be provided by others. * It is the Contractors responsibility to verify that he has the most current plan. * Contractor shall not scale from plan, use dimensions only. * These plans are the property of Architectural Land Design and may not be used or reproduced without
This Document contains information proprietory to ARCHITECTURAL LAND DESIGN and no part of this drawing shall be reproduced or disclosed to others or used for any purpose other than that for which it was furnished, without prior written permission from ARCHITECTURAL LAND DESIGN.

Contractor shall verify that he has the most up to date plans, and that they have been approved and accepted by the Owner before commencing construction.

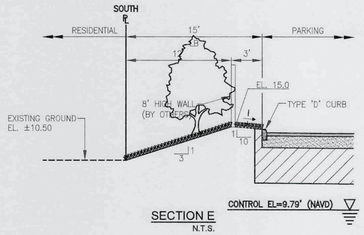




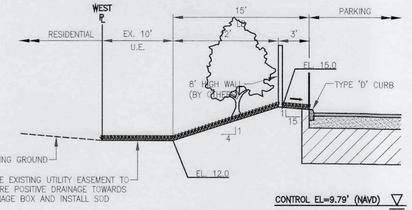
SECTION B
N.T.S.



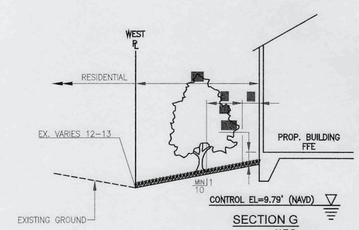
SECTION A
N.T.S.



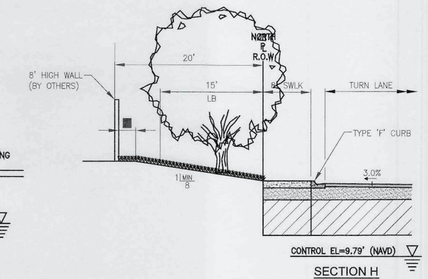
SECTION E
N.T.S.



SECTION F



SECTION G
N.T.S.



SECTION H
N.T.S.

\\ald-server2\Data\20-158 3621 Bonita Beach Rd Lake Park Diner\ALD-Dwgs\20-158-0.0n1.dwg, 9/28/2021 4:18:10 PM, phil

\\ald-server2\Data\20-158 3621 Bonita Beach Rd Lake Park Diner\ALD-Dwgs\20-158-0.0n1.dwg, Plotted on 03.30.2021 / 02:30 AM by Phil McHenry

This Document contains information proprietary to ARCHITECTURAL LAND DESIGN and no part of this drawing shall be reproduced or disclosed to others or used for any purpose other than for which it was furnished, without prior written consent.

Any deviations or inaccuracies need to be brought to the attention of the Owner immediately. * All base information has been provided by others, verification of setbacks, property lines, etc. need to be provided by others. * It is the Contractors responsibility to verify that he has the most current plan. * Contractor shall not scale from plans, use dimensions only. * These plans are the property of Architectural Land Design and may not be used or reproduced without the written consent of ALD.

SPE20-75174-BOS

130

Contractor shall verify that he has the most up to date plans, and that they have been approved and accepted by the Owner before commencing construction.

ARCHITECTURAL LAND DESIGN INCORPORATED
LANDSCAPE ARCHITECTURE
2780 S. Horseshoe Drive Suite 5
Naples, FL 34104
(239) 430-1661
Design@ALDinc.net
License LC26000259
Christian Andrea
SEP 30 2021
License No. 1178

Copyright Architectural Land Design ©

Bonita Park Diner

3621 Bonita Beach Road, Bonita Spring,Lee County, FL

SITE CALCS AND SECTIONS

▲7 Adj Lighting Plan	YAC 09.24.21
▲6 New Floor Plan, New Civil, Adj Planting	YAC 09.23.21
▲5 Rev. New Civil Site	PM 06.30.21
▲4 City Comments	PM 06.23.21
▲3 Rev. Updated BSUE	PM 04.29.21
▲2 DO Update	PM 03.29.21
▲1 New Site Plan	PM 02.15.21
Drawing Date:	CA 11.17.20

Scale: 1"=20'-0"

20-158

N

File Name: 20-158-0.0n1.dwg

Architectural Information Provided By:
Company Name: MHK
File Name: NRDBBR-BASE
Date: ----

Site Information Provided By:
Company Name: ----
File Name: ----
Date: ----

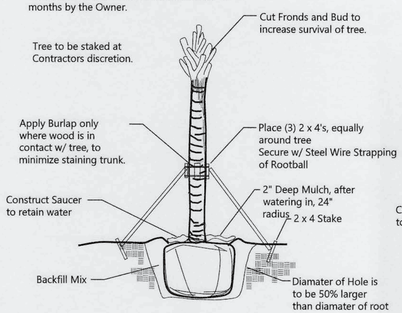
L2

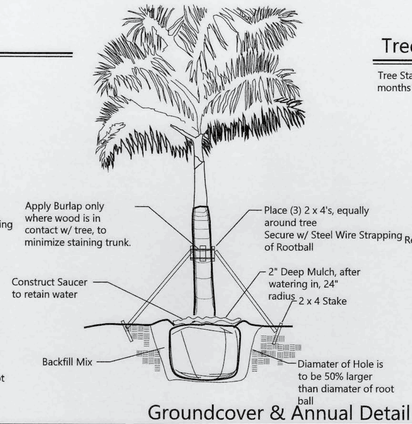
\\ald-server2\Data\20-158 3621 Bonita Beach Rd Lake Park Diner\ALD-Dwgs\20-158-0.0n1.dwg, 9/28/2021 4:18:15 PM, phil
\\ald-server2\Data\20-158 3621 Bonita Beach Rd Lake Park Diner\ALD-Dwgs\20-158-0.0n1.dwg Plotted on 03.30.2021 / 02:30 AM by Phil McHenry
Any deviations or inaccuracies need to be brought to the attention of the Owner immediately. * All base information has been provided by others, verification of setbacks, property lines, etc. need to be provided by others. * These plans are the property of Architectural Land Design and may not be used or reproduced without authorization.
This Document contains information proprietary to ARCHITECTURAL LAND DESIGN and no part of this drawing shall be reproduced or disclosed to others or used for any purpose other than that for which it was furnished, without prior written permission from ARCHITECTURAL LAND DESIGN.

Palm Tree Staking Detail

Tree Stakes are to be removed between 6-12 months by the Owner.

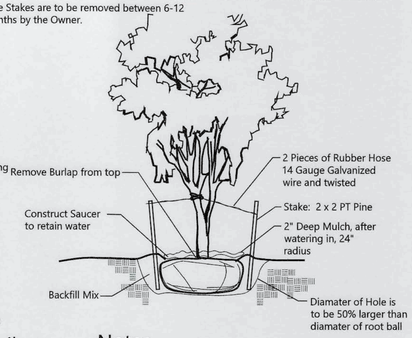
Tree to be staked at Contractors discretion.





Tree Staking Detail

Tree Stakes are to be removed between 6-12 months by the Owner.



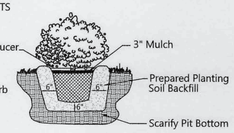
Shrub & Groundcover Planting Detail

NTS

Note: All Shrubs And Groundcovers Shall Be Triangular Spaced Along Straight Edges And Will Be Planted In Parallel Rows Along Curved Edges.

SHRUB DETAIL

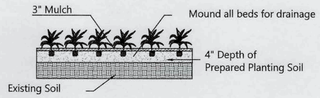
NTS



Groundcover & Annual Detail

NTS

NOTE: Annuals Are To Be Planted As Per Groundcover Detail Excluding Mulch.



Notes

All Plants shall be Florida No.1
Contractor Shall be familiar w/ the Landscape code and shall comply with all of its applicable requirements. Contractor shall verify all quantities indicated at time of bid. Contractor shall provide unit prices at time of bid. All contractors working on the project shall be licensed and fully insured as required. Tree and palm staking shall be removed between 6 and 12 months after planting.

Planting Specifications

QUALITY: All plants shall be Florida No.1 or better as given in Grades & Standards for Nursery Plants, Parts I and II, latest edition published by the Florida Department of Consumer Services.

RESEARCH : Contractor shall research plans and site to determine present location of utilities and obstructions before commencing work. Contractor shall ensure that before he commences work that all necessary permits have been obtained.

The contractor shall personally examine the project site and fully acquaint himself with all of the existing conditions in order that no misunderstanding may occur.

No Additional compensation will be granted, after bid has been let for any hardships the contractor may encounter in the performance of his duty. Any discrepencies or errors not addressed at the time of bid.

DRAWINGS : Drawings are part of thhis contract. Any discrepencies between the drawings and specifications shall be brought to the attention of the owner at time of bid.

SCOPE : Under this contract, the work consists of furnishing all labor, material, equipment, transportation, etc., to complete all landscaping work as shown on the Drawings, as included in the Plant List and as herein specified. Work shall include all construction and maintenance/watering of all planting areas of this Contract until accepted by the Owner.

The contractor shall be responsible for all planting/ maintenance of plants until acceptance by Owner. Contractor shall protect all existing structure, plants etc., from damage during the construction process.

All damage shall be repaired at the contractors expense

WARRANTY: All trees shall be warrantied for a period of 1 year. All shrubs and groundcovers shall be warrantied for a period of 90 days, and sod shall be warrantied for a period of 30 days. Warranty begins at time of acceptance. All warranties shall be provided to the owner.

REPLACEMENT: All plant replacements shall be done with the same size and species of plant that was specified.

SAMPLES: Samples of any landscape material may be required for approval on the site or as otherwise determined by the Owner. Upon approval of samples (i.e. mulch, planting soil, plant varieties, etc.) by the Owner, delivery of material may begin. Approved samples shall be stored on the site and protected until furnishing of materials is completed. Plant samples be planted in permanent positions, but labeled as samples.

SUBSTITUTIONS : Any substitutions made for any reason must be approved by the owner.

WATER : It is the contractors responsibility to obtain and adequately water the plants during the duration of the installation phase. All plants shall be freshly dug,healthy and be well branched, free form disease and insects.

CONTAINER GROWN MATERIAL : All container grown materials shall be healthy vigorous, well rooted plants, and established in the container so that the root mass will retain its shape and hold together when removed from the container.

PALMS : Only a minimum numer of fronds shall be removed from the crown of palm trees to facilitate moving and handling. Cabbage palm heads shall be tied with a burlap strip per the following procedure: The first (inside) row of fronds contiguous to bud shall be removed. The next 3-4 rows shall be tied to bud for support. The remaining (lower) fronds shall be removed. Tied fronds and bud tip shall not be clipped. Burlap strip shall be left in place until the tree is well established.

PALMS : Clear trunk (c.t.) shall be measured from the ground at time of installation to the point where the mature aged trunk joins the immature green portion of the tree. Caliper shall be measured at breast height. Overall height (OA) shall be measured from the ground at the time of installation to a point one-quarter the length of the unopened bud below the bud tip.

SHADE TREES : Height shall be measured from the gorund to the avg. height of canopy. Spread shall be measured to the average outer edge. Single trunk trees shall be free from low-crotches.

SHRUBS: Height shall be measured from the ground to the average point where mature plant growth stops. Spread shall be measured to the end of branching equally across the shrub mass. Measurements are not to include any terminal growth.

SOD: Sod shall be measured on the basis of square footage. Contractor shall be responsible for coverage of the square footage shown on the plans.

SOD: Time delivery so that sod will be placed within 24 hours after.

MULCH: Apply 3" Pine Straw mulch to all planting areas. Keep mulch from piling up along the base of the tree and shrubs. Mulch to be measured after compaction.

FINE GRADING
The landscape contractor shall be responsible for fine grading of the site. This means that the site shall be brought within 1" of final grade so that the landscape contractor will be able to perform final grading. All landscape areas, sod areas, are to be fine graded.

PLANT LAYOUT: All bed areas shall have planting laid out prior to planting.
The Landscape Architect shall review all layout prior to planting. If the bed and shrub layout is not inspected prior to planting, the Landscape Architect reserves the right to relocate the plants.

SOIL

Planting beds shall contain good soil, complete with organic sand mix. There shall be no construction debris, rock larger than 1" within bed areas. Soil shall be dark grey-brown in organic color and shall have good drainage characteristics.
Soil within planting beds shall not be compacted.
All compacted sub-base/ shell is to be removed from all landscape areas.

BACKFILL/SOIL MIX	ANNUALS
50% decomposed organic matter (muck)	100% Potting Soil
50% existing soil	
pH: 5.5 - 7.0	

FERTILIZER : Two fertilizers shall be used in all types of plantings except palms. Granular fertilizer shall be uniform in composition, dry and free flowing.
This fertilizer shall be 6-6-6 Nitrogen-Phosphorous-Potassium. Tablet Fertilizer (Agriform or equal) in 21 gr size, shall meet the following requirements: 20% Nitrogen, 10% Phosphorous, 10% Potassium.
The two fertilizers will be applied at the following rates:

1. PLANT SIZE	6-6-6 "AGRIFORM" TABLET (21 GRAM)	
1 gal.	1/4 lb.	1
3 gal.	1/3 lb.	2
7-15 gal.	1/2 lb.	4
1"-6" caliper	2 lbs./1" cal.	2/1" caliper
6" and larger	3 lbs./1" cal.	2/1" caliper

2. Magnesium sulfate or "Palm Special" will be applied to all palms at installation at a rate of 1/2 lb. per inch of trunk caliper.

PRUNING: Each plant shll be pruned to complement the natural character of the tree. All dead and brown fronds, leaves, branches shall be removed.

TREE GUYING AND BRACING : Firmly stake or guy all trees in accordance with the plans and planting details immediately after planting to prevent wind damage.

WEED CONTROL: All landscape areas shall be free of nut grass, torpedo grass, and other noxious weeds.

PLANT MAINTENANCE: Contractor shall maintain all plants until final acceptance by owner.

CLEAN-UP: Contractor shall clean site area every day. The site shall be devoid of all rubbish, landscape debris, containers.

PLANT SCHEDULE CONCEPT PLANTING

TREES	QTY	COMMON / BOTANICAL NAME	CONTAINER	NATIVE
AR12	4	Red Maple / Acer rubrum	12` x 4` x 2" cal 12" above grade	Yes
BM25	6	Golden Goddess Bamboo / Bambusa multiplex `Golden Goddess`	25 Gallon 12` oa	No
BS12	4	Gumbo Limbo / Bursera simaruba	12` x 4` x 2" cal 12" above grade	Yes
BS20	2	Gumbo Limbo / Bursera simaruba	20`-24` oa, 12" cal	Yes
CE10	2	Green Buttonwood / Conocarpus erectus	10` x 4`, 1.75" cal	Yes
CE 12	56	Green Buttonwood / Conocarpus erectus	12` x 4` x 2" cal 12" above grade	Yes
EUG B3	5	Eugenia - `Topiary` / Eugenia - `Topiary`	(3) 42" Sphere Topiary Tree	No
HET ELA	6	Sagisi Palm / Heterospathe elata	16` oa, 8' CT	No
HIB PT	2	Flowering Pink Hibiscus / Hibiscus rosa-sinensis `Seminole Pink`	15 gallon 5`-6` ht	No
LEU 6A	1	Key Thatch Palm / Leucothrinax morrisii	6`-8` oa, Single	No
PE3	5	Slash Pine / Pinus elliotti `Densa`	Field grown, 12`-14` oa, 2.5" cal	No
QV12	20	Southern Live Oak / Quercus virginiana	12` x 4` x 2" cal 12" above grade	Yes
RE6	2	Florida Royal Palm / Roystonea elata	6` GW, 22-24` OA , 8' CT	Yes
TD12	12	Bald Cypress / Taxodium distichum	Field grown, 12`-14` oa, 2.5" cal	Yes
VM20A	5	Montgomery Palm / Veitchia montgomeryana	18`-20` oa x 10` spd, 5" cal	Single Trunk
SHRUBS	QTY	COMMON / BOTANICAL NAME	CONTAINER	NATIVE
ALO ODO	24	Dwarf Elephant Ear / Alocasia odora `California`	3 gal 20"	No
ALO CA8	4	Alicasia (Upright Elephant Ear) / Alocasia x calidora	7 gallon 36"	No
ASPD3	51	Myers Asparagus / Asparagus densiflorus `Myers`	3 gallon 16"	No
BBK5	1	Barbara Karst Bougainvillea / Bougainvillea x `Barbara Karst`	Field Grown, 6`-7` oa, 4" cal	No
CAR3	92	Emerald Blanket Carissa / Carissa macrocarpa `Emerald Blanket`	3 gallon 12"	No
CHR ICH	10	Green Cocoplum `Horizontal` / Chrysobalanus icaco `Horizontal`	3 Gallon	Yes
CHR7	379	Red Tip Cocoplum / Chrysobalanus icaco `Red Tip`	7 Gallon 30"	Yes
COC7	26	Sea Grape / Coccoloba uvifera	7 gal 36"	Yes
DS	6	Dioon / Dioon spinulosum	3` x 3`	No
DUE3	37	Gold Mound Duranta / Duranta erecta `Gold Mound`	3 gal 20"	No
MUH3	80	Pink Muhly / Muhlenbergia capillaris	3 gal 20"	Yes
MYRS7	12	Simpson Stopper / Myrcianthes fragrans Simpson Stopper	7 gal 36"	Yes
NEO BOS	52	Bossa Nova Bromeliad / Neoregelia x `Bossa Nova`	3 gallon 12"	No
NEO MRC	14	Morocco Bromeliad / Neoregelia x `Morocco`	6" pot	No
PHI BU4	18	Philodendron / Philodendron x `Burle Marx`	3 gallon 18"	No
PHI RO2	25	Rojo Congo Philodendron / Philodendron x `Rojo Congo`	3 gal. 20"	No
PIT W14	16	Dwarf Pittosporum / Pittosporum tobira `Wheeler`s Dwarf`	3 gal. 20"	No
POD7	28	Yew Pine / Podocarpus macrophyllus	7 gallon 24"	No
PODPRI3	78	Dwarf Podocarpus / Podocarpus macrophyllus `Pringles`	3 gallon, 14"	No
SAN TRI	49	Mother-in-law`s Tongue / Sansevieria trifasciata	3 gallon	No
TRA7	6	Confederate Jasmine / Trachelospermum jasminoides `Confederate`	15 Gallon Train to wall with wire lattice	No
TRA15	17	Confederate Jasmine / Trachelospermum jasminoides `Confederate`	15 Gallon Train to wall with wire lattice	No
SHRUB AREAS	QTY	COMMON / BOTANICAL NAME	CONT	FIELD4
ALP3	11	Green Ginger / Alpinia nutans	3 gallon 20"	No
GROUND COVERS	QTY	COMMON / BOTANICAL NAME	CONTAINER	NATIVE
ANN1	17	Seasonal Mix / Annuals Mix Annuals	4" Container 5"x 5"	No
ARA1	507	Perennial Peanut / Arachis glabrata	1 gallon 6" , 12" oc	No
ARAG1	179	Perennial Peanut / Arachis glabrata	1 gallon 6" , 12" oc	No
EQU HYE	91	Horsetail Reed / Equisetum hyemale	1 gallon 16" , 12" oc	No
JAS3	11	Wax Jasmine / Jasminum simplicifolium	3 gal 20" , 24" oc	No
OPH1	1 249	Mondo Grass / Ophiopogon japonicus `Nanus`	1 gallon 6" , 12" oc	No
MISCELLANEOUS	QTY	COMMON / BOTANICAL NAME	CONTAINER	NATIVE
MUL - P	5 602	Pine Straw Mulch / Mulch	3" Depth	
AGGREGATE	QTY	COMMON / BOTANICAL NAME	CONTAINER	NATIVE
A SHELL	238 sf	Crushed Shell / Aggregate Shell Shell	3"-4" Thick Bed set on plastic	
SOD/SEED	QTY	COMMON / BOTANICAL NAME	CONTAINER	NATIVE
SOD2	3 609	Bahia Grass / Paspalum notatum	sod	
SOD1	33 410	St. Augustine Grass / Stenotaphrum secundatum	sod	

ARCHITECTURAL LAND DESIGN INCORPORATED
LANDSCAPE ARCHITECTURE
2780 S. Horseshoe Drive Suite 5
Naples, FL 34104
(239) 430-1661
Design@ALDinc.net
License LC26000259
Christian Andrea
SEP 30 2021
License No. 1178

Copyright Architectural Land Design ©

Bonita Park Diner

3621 Bonita Beach Road, Bonita Spring,Lee County, FL

PLANTING DETAILS AND SPECIFICATIONS

▲7 Adj Lighting Plan	YAC 09.24.21
▲6 New Floor Plan, New Civil, Adj Planting	YAC 09.23.21
▲5 Rev. New Civil Site	PM 06.30.21
▲4 City Comments	PM 06.23.21
▲3 Rev. Updated BSUE	PM 04.29.21
▲2 DO Update	PM 03.29.21
▲1 New Site Plan	PM 02.15.21
Drawing Date:	CA 11.17.20

Scale: 1"=20'-0"

20-158

N

File Name: 20-158-0.0n1.dwg

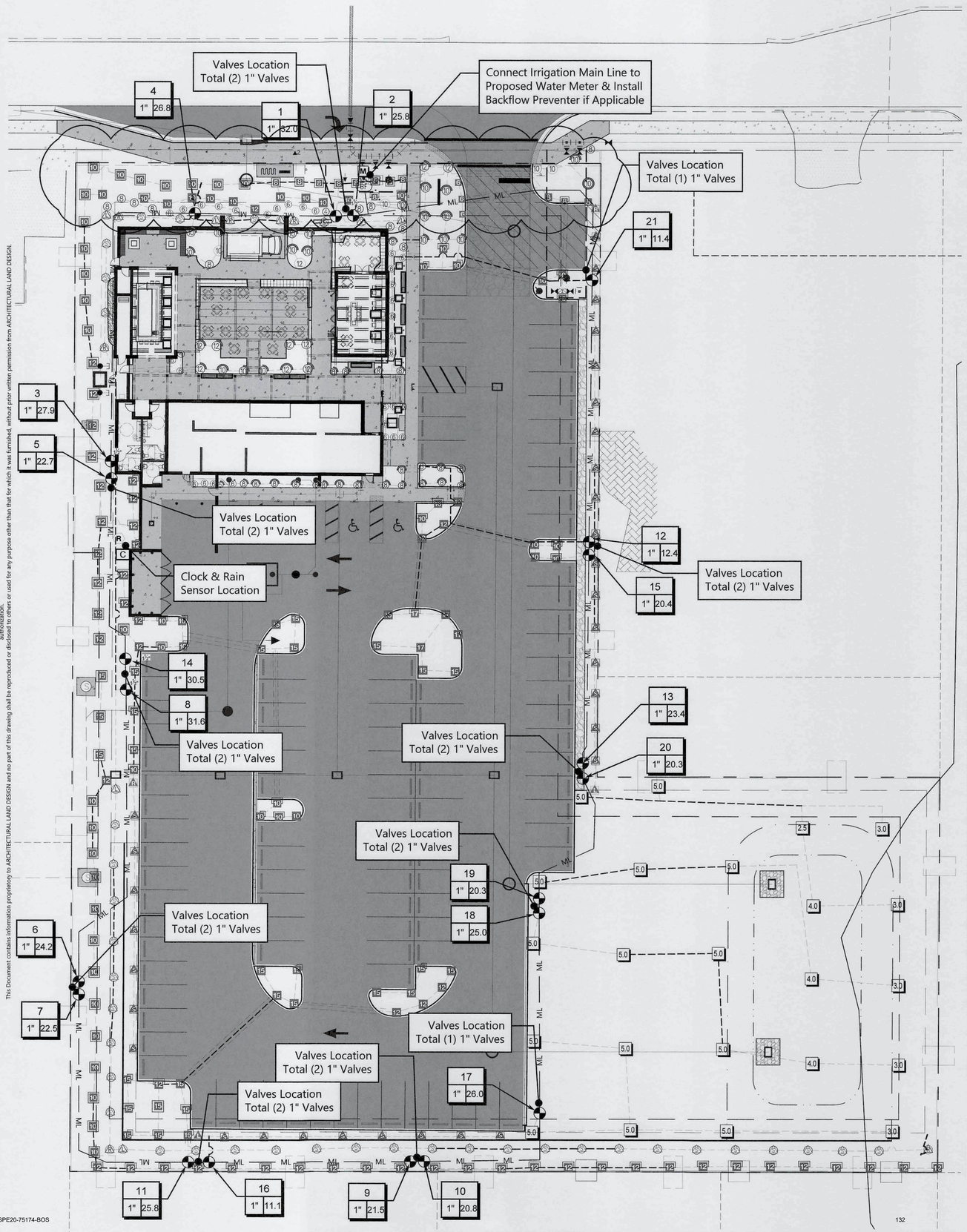
Architectural Information Provided By:
Company Name: MHK
File Name: NRDBBR-BASE
Date: ----

Site Information Provided By:
Company Name: ----
File Name: ----
Date: ----

L3

SPE20-75174-BOS

Contractor shall verify that he has the most up to date plans, and that they have been approved and accepted by the Owner before commencing construction.



IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL	QTY
	Hunter PROS-06 5` strip spray	2
	Hunter PROS-06 5` strip spray	2
	Hunter PROS-06 5` strip spray	32
	Hunter PROS-06 8` radius	7
	Hunter PROS-06 8` radius	3
	Hunter PROS-06 10` radius	27
	Hunter PROS-06 10` radius	13
	Hunter PROS-06 10` radius	5
	Hunter PROS-06 10` radius	1
	Hunter PROS-06 12` radius	10
	Hunter PROS-06 12` radius	32
	Hunter PROS-06 12` radius	2
	Hunter PROS-06 15` radius	4
	Hunter PROS-06 15` radius	6
	Hunter PROS-06 15` radius	5
	Hunter PROS-06 17` radius	1
	Hunter PROS-06 adjustable arc	3
	Hunter PROS-06 adjustable arc	2
	Hunter PROS-06 adjustable arc	13
	Hunter PROS-06 adjustable arc	9
	Hunter PROS-06 adjustable arc	15
	Hunter PROS-06 adjustable arc	3
	Hunter PROS-12 5` strip spray	6
	Hunter PROS-12 5` strip spray	6
	Hunter PROS-12 5` strip spray	37
	Hunter PROS-12 5` radius	1
	Hunter PROS-12 8` radius	8
	Hunter PROS-12 8` radius	12
	Hunter PROS-12 10` radius	1
	Hunter PROS-12 10` radius	9
	Hunter PROS-12 10` radius	10
	Hunter PROS-12 12` radius	1
	Hunter PROS-12 12` radius	8
	Hunter PROS-12 Adjustable Arc	2
	Hunter PROS-12 Adjustable Arc	32
	Hunter PROS-12 adjustable arc	13
	Hunter PROS-12 adjustable arc	4
	Hunter PROS-12 adjustable arc	1

SYMBOL	MANUFACTURER/MODEL	QTY
2.5	Hunter PGJ-06-V	1
3.0	Hunter PGJ-06-V	5
4.0	Hunter PGJ-06-V	3
5.0	Hunter PGJ-06-V	14

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Area to Receive Dripline Hunter MLD-05-06	686,2 l.f.
	0.5 GPH Brown Mini Landscape Dripline. Emitters at 6" O.C. Dripline laterals spaced at 6" apart. Specify with Hunter QB 1/4" fittings.	

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Hunter PGV-100G-B-DC 1" 1" Plastic Electric Remote Control Valve, for Residential/Light Commercial Use. BSP Threads. Globe Configuration, No Flow Control. DC Latching Solenoid.	21
BF	Febco 825Y 1" Reduced Pressure Backflow Preventer	1
C	Hunter ACC-2400 24 Station Outdoor Modular Controller. With two ACM-600 module. High-End Commercial Use. Metal Cabinet.	1
R	Hunter MINI-CLIK Rain Sensor, mount as noted	1
M	Water Meter 1"	1
	Irrigation Lateral Line: PVC Class 200 SDR 21 1/2"	2 310 l.f.
	Irrigation Lateral Line: PVC Class 200 SDR 21 3/4"	991,4 l.f.
	Irrigation Lateral Line: PVC Class 200 SDR 21 1"	1 247 l.f.
	Irrigation Lateral Line: PVC Class 200 SDR 21 1 1/4"	662,2 l.f.
	Irrigation Lateral Line: PVC Class 200 SDR 21 1 1/2"	39,4 l.f.
	Irrigation Mainline: PVC Class 200 SDR 21 2"	1 125 l.f.
	Pipe Sleeve: PVC Schedule 40 4"	529,4 l.f.

Valve Callout

Valve Number
Valve Flow
Valve Size

ARCHITECTURAL LAND DESIGN INCORPORATED
LANDSCAPE ARCHITECTURE
2780 S. Horseshoe Drive Suite 5
Naples, FL 34104
(239) 430-1661
Design@ALDinc.net
License LC26000259
Christian Andrea
SEP 30 2021
License No. 1178

Copyright Architectural Land Design ©

Bonita Park Diner

3621 Bonita Beach Road, Bonita Spring,Lee County, FL

IRRIGATION PLAN

▲4 Adj Irrigation Plan	YAC 09.24.21
▲3 Rev. New Civil Site	PM 06.30.21
▲2 Rev. Updated BSUE	PM 04.29.21
▲1 Irrigation Plan	YAC 04.09.21
Drawing Date:	YAC 11.17.20

Scale: 1"=20'-0"

20-158

N

File Name: 20-158-3.0d.dwg

Architectural Information Provided By:
Company Name: MHK
File Name: NRDBBR-BASE
Date: ----

Site Information Provided By:
Company Name: ----
File Name: ----
Date: ----

L4

\\ald-server2\Data\20-158 3621 Bonita Beach Rd Lake Park Diner\ALD Dwgs\20-158-3.0d.dwg, 9/28/2021 12:34:36 PM, phil

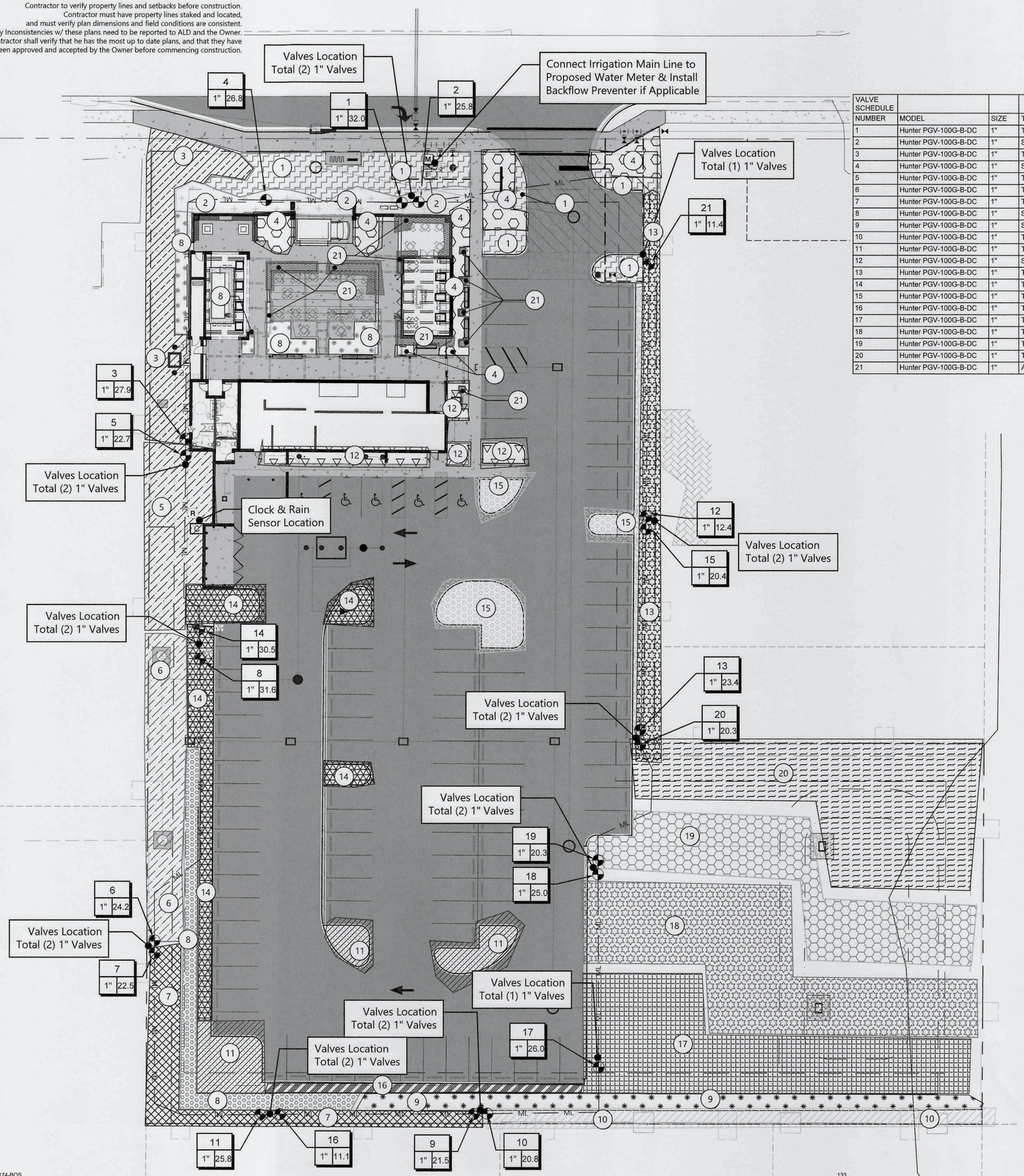
Any deviations or inaccuracies need to be brought to the attention of the Owner immediately. * All base information has been provided by others, verification of setbacks, property lines, etc. need to be provided by others. * It is the Contractors responsibility to verify that he has the most current plan. * Contractor shall not scale from plan, use dimensions only. * These plans are the property of Architectural Land Design and may not be used or reproduced without authorization.

This Document contains information proprietary to ARCHITECTURAL LAND DESIGN and no part of this drawing shall be reproduced or disclosed to others or used for any purpose other than that for which it was furnished, without prior written permission from ARCHITECTURAL LAND DESIGN.

SPE20-75174-BOS

Contractor shall verify that he has the most up to date plans, and that they have been approved and accepted by the Owner before commencing construction.

Contractor to verify property lines and setbacks before construction. Contractor must have property lines staked and located, and must verify plan dimensions and field conditions are consistent. Any Inconsistencies w/ these plans need to be reported to ALD and the Owner. Contractor shall verify that he has the most up to date plans, and that they have been approved and accepted by the Owner before commencing construction.



VALVE SCHEDULE NUMBER	MODEL	SIZE	TYPE	GPM	HEADS	PIPE 1/2"	PIPE 3/4"	PIPE 1"	PIPE 1 1/4"	PIPE 1 1/2"	DESIGN PSI	FRICTION LOSS	VALVE LOSS	PSI
1	Hunter PGV-100G-B-DC	1"	Turf Spray	32.02	35	213,8	117,8	62,1		12,4	30	5,34	6,1	41,44
2	Hunter PGV-100G-B-DC	1"	Shrub Spray	25.82	32	171,1		40,0	32,1		30	3,12	4,93	38,06
3	Hunter PGV-100G-B-DC	1"	Turf Spray	27.92	15	36,9	21,2	53,9	35,5	7,6	30	3,76	5,52	39,28
4	Hunter PGV-100G-B-DC	1"	Shrub Spray	26.84	40	236,4	53,3	6,6	97,2		30	5,82	5,22	41,03
5	Hunter PGV-100G-B-DC	1"	Turf Spray	22.74	12	86,5	3,6	19,7	18,9		30	1,77	4,07	35,84
6	Hunter PGV-100G-B-DC	1"	Turf Spray	24.19	11	15,4	14,7	41,3	52,0		30	2,91	4,47	37,39
7	Hunter PGV-100G-B-DC	1"	Turf Spray	22.54	16	51,4	51,4	41,1	42,8		30	5,06	4,01	39,07
8	Hunter PGV-100G-B-DC	1"	Shrub Spray	31.60	33	210,0	78,2	188,4	66,3	4,0	30	5,68	6,1	41,78
9	Hunter PGV-100G-B-DC	1"	Shrub Spray	21.45	17	104,5	44,2	71,1	21,7		30	5,83	3,71	39,54
10	Hunter PGV-100G-B-DC	1"	Turf Spray	20.80	16	50,8	51,1	64,1	31,5		30	5,51	3,52	39,03
11	Hunter PGV-100G-B-DC	1"	Turf Spray	25.76	20	149,2	57,7	55,2	31,6		30	3,88	4,91	38,79
12	Hunter PGV-100G-B-DC	1"	Shrub Spray	12.38	29	153,2	20,2	87,2			30	4,84	1,76	36,6
13	Hunter PGV-100G-B-DC	1"	Turf Spray	23.40	19	74,4	38,8	60,6	57,0		30	5,8	4,25	40,05
14	Hunter PGV-100G-B-DC	1"	Turf Spray	30.49	27	216,3	97,2	52,1		7,6	30	4,12	6,1	40,22
15	Hunter PGV-100G-B-DC	1"	Turf Spray	20.40	17	102,4	33,2	37,3	62,1		30	3,07	3,41	36,48
16	Hunter PGV-100G-B-DC	1"	Turf Spray	11.05	9	66,0	51,1	9,9			30	3,53	1,84	35,37
17	Hunter PGV-100G-B-DC	1"	Turf Rotor	26.00	6	100,8	70,4		49,6		30	4,25	4,98	39,23
18	Hunter PGV-100G-B-DC	1"	Turf Rotor	25.00	6	32,9	34,4	72,6	49,8		30	3,91	4,7	38,61
19	Hunter PGV-100G-B-DC	1"	Turf Rotor	20.30	5	33,1	68,3	75,1	8,4		30	3,87	3,38	37,26
20	Hunter PGV-100G-B-DC	1"	Turf Rotor	20.30	6	79,5	38,3	85,9	5,6		30	3,4	3,38	36,79
21	Hunter PGV-100G-B-DC	1"	Area for Dripline	11.40	686,2 l.f.	125,2	46,3	123,1			25	4,76	1,82	31,58

Pipe Size Chart

It shall be the contractors responsibility that the following pipe schedule is followed.

1/2" Pipe	0-5 gpm
3/4" Pipe	6-10 gpm
1" Pipe	11-16 gpm
1-1/4" Pipe	17- 25 gpm
1-1/2" Pipe	26-40 gpm
2" Pipe	41-60 gpm

ARCHITECTURAL LAND DESIGN INCORPORATED
LANDSCAPE ARCHITECTURE
2780 S. Horseshoe Drive Suite 5
Naples, FL 34104
(239) 430-1661
Design@ALDinc.net
License LC26000259
Christian Andrea
SEP 30 2021
License No. 1178

Copyright Architectural Land Design ©

Bonita Park Diner

3621 Bonita Beach Road, Bonita Spring,Lee County, FL

IRRIGATION ZONING PLAN

▲4 Adj Irrigation Plan	YAC 09.24.21
▲3 Rev. New Civil Site	PM 06.30.21
▲2 Rev. Updated BSUE	PM 04.29.21
▲1 Irrigation Plan	YAC 04.09.21
Drawing Date:	YAC 11.17.20

Scale: 1"=20'-0"

20-158

N

File Name: 20-158-3.0d.dwg

Architectural Information Provided By:
Company Name: MHK
File Name: NRDBBR-BASE
Date: ----

Site Information Provided By:
Company Name: ----
File Name: ----
Date: ----

L5

\\ald-server2\Data\20-158 3621 Bonita Beach Rd Lake Park Diner\ALD-Dwgs\20-158-3.0d.dwg, Plotted on 08.3.2019 / 11:04 PM by Phil McHenry
Any deviations or inaccuracies need to be brought to the attention of the Owner immediately. * All base information has been provided by others, verification of distances, property lines, etc. need to be provided by others. * The Contractor is the Contractor's responsibility to verify that he has the most current plan. Contractor shall not scale from plan, use dimensions only. * These plans are the property of Architectural Land Design and may not be used or reproduced without authorization.
This Document contains information proprietory to ARCHITECTURAL LAND DESIGN and no part of this drawing shall be reproduced or disclosed to others or used for any purpose other than that for which it was furnished, without prior written permission from ARCHITECTURAL LAND DESIGN.

SPE20-75174-BOS

Contractor shall verify that he has the most up to date plans, and that they have been approved and accepted by the Owner before commencing construction.

\\ald-server2\Data\20-158 3621 Bonita Beach Rd Lake Park Diner\ALD-Dwgs\20-158-3.0d.dwg, 9/28/2021 12:34:42 PM, phil

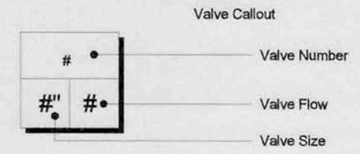
\\ald-server2\Data\20-158 3621 Bonita Beach Rd Lake Park Diner\ALD-Dwgs\20-158-3.0d.dwg, Plotted on 08.31.2019 / 11:04 PM by Phil McHenry
Any deviations or inaccuracies need to be brought to the attention of the Owner immediately.* All base information has been provided by others, verification of setbacks, property lines, etc. need to be provided by others. * It is the Contractors responsibility to verify that he has the most current plan. * Contractor shall not scale from plan, use dimensions only. * These plans are the property of Architectural Land Design and may not be used or reproduced without authorization.
This Document contains information proprietory to ARCHITECTURAL LAND DESIGN and no part of this drawing shall be reproduced or disclosed to others or used for any purpose other than that for which it was furnished, without prior written permission from ARCHITECTURAL LAND DESIGN.

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL	QTY	ARC	PSI	GPM	RADIUS
	Hunter PROS-06 5` strip spray	2	LCS	30	0.65	5'x15'
	Hunter PROS-06 5` strip spray	2	RCS	30	0.65	5'x15'
	Hunter PROS-06 5` strip spray	32	SST	30	1.30	5'x30'
	Hunter PROS-06 8` radius	7	360	30	0.97	8'
	Hunter PROS-06 8` radius	3	180	30	0.47	8'
	Hunter PROS-06 10` radius	27	360	30	1.59	10'
	Hunter PROS-06 10` radius	13	180	30	0.88	10'
	Hunter PROS-06 10` radius	5	90	30	0.42	10'
	Hunter PROS-06 10` radius	1	120	30	0.57	10'
	Hunter PROS-06 12` radius	10	360	30	2.70	12'
	Hunter PROS-06 12` radius	32	180	30	1.30	12'
	Hunter PROS-06 12` radius	2	90	30	0.67	12'
	Hunter PROS-06 15` radius	4	360	30	3.75	15'
	Hunter PROS-06 15` radius	6	180	30	1.86	15'
	Hunter PROS-06 15` radius	5	90	30	0.97	15'
	Hunter PROS-06 17` radius	1	180	30	2.37	17'
	Hunter PROS-06 adjustable arc	3	Adj	30	0.00	6'
	Hunter PROS-06 adjustable arc	2	Adj	30	0.00	8'
	Hunter PROS-06 adjustable arc	13	Adj	30	0.01	10'
	Hunter PROS-06 adjustable arc	9	Adj	30	0.01	12'
	Hunter PROS-06 adjustable arc	15	Adj	30	0.01	15'
	Hunter PROS-06 adjustable arc	3	Adj	30	0.01	17'
	Hunter PROS-12 5` strip spray	6	LCS	30	0.65	5'x15'
	Hunter PROS-12 5` strip spray	6	RCS	30	0.65	5'x15'
	Hunter PROS-12 5` strip spray	37	SST	30	1.30	5'x30'
	Hunter PROS-12 5` radius	1	90	30	0.12	5'
	Hunter PROS-12 8` radius	8	180	30	0.47	8'
	Hunter PROS-12 8` radius	12	90	30	0.24	8'
	Hunter PROS-12 10` radius	1	360	30	1.59	10'
	Hunter PROS-12 10` radius	9	180	30	0.88	10'
	Hunter PROS-12 10` radius	10	90	30	0.42	10'
	Hunter PROS-12 12` radius	1	180	30	1.30	12'
	Hunter PROS-12 12` radius	8	90	30	0.67	12'
	Hunter PROS-12 Adjustable Arc	2	Adj	30	0.00	4'
	Hunter PROS-12 Adjustable Arc	32	Adj	30	0.00	6'
	Hunter PROS-12 adjustable arc	13	Adj	30	0.00	8'
	Hunter PROS-12 adjustable arc	4	Adj	30	0.01	10'
	Hunter PROS-12 adjustable arc	1	Adj	30	0.01	12'
SYMBOL	MANUFACTURER/MODEL	QTY		PSI	GPM	RADIUS
2.5	Hunter PGJ-06-V	1		30	2.20	27'
3.0	Hunter PGJ-06-V	5		30	2.50	30'
4.0	Hunter PGJ-06-V	3		30	3.70	33'
5.0	Hunter PGJ-06-V	14		30	4.70	36'

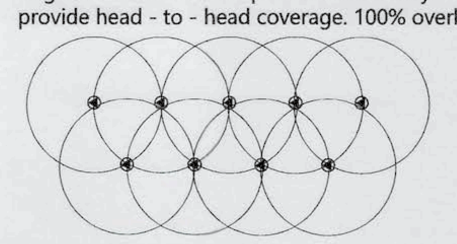
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Area to Receive Dripline Hunter MLD-05-06 0.5 GPH Brown Mini Landscape Dripline. Emitters at 6" O.C. Dripline laterals spaced at 6" apart. Specify with Hunter QB 1/4" fittings.	686,2 l.f.
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Hunter PGV-100G-B-DC 1" 1" Plastic Electric Remote Control Valve, for Residential/Light Commercial Use. BSP Threads. Globe Configuration, No Flow Control. DC Latching Solenoid.	21
BF	Febco 825Y 1" Reduced Pressure Backflow Preventer	1
C	Hunter ACC-2400 24 Station Outdoor Modular Controller. With two ACM-600 module. High-End Commercial Use. Metal Cabinet.	1
R	Hunter MINI-CLIK Rain Sensor, mount as noted	1
M	Water Meter 1"	1
	Irrigation Lateral Line: PVC Class 200 SDR 21 1/2"	2 310 l.f.
	Irrigation Lateral Line: PVC Class 200 SDR 21 3/4"	991,4 l.f.
	Irrigation Lateral Line: PVC Class 200 SDR 21 1"	1 247 l.f.
	Irrigation Lateral Line: PVC Class 200 SDR 21 1 1/4"	662,2 l.f.
	Irrigation Lateral Line: PVC Class 200 SDR 21 1 1/2"	39,4 l.f.
	Irrigation Mainline: PVC Class 200 SDR 21 2"	1 125 l.f.
	Pipe Sleeve: PVC Schedule 40 4"	529,4 l.f.

Valve Callout



Irrigation Details

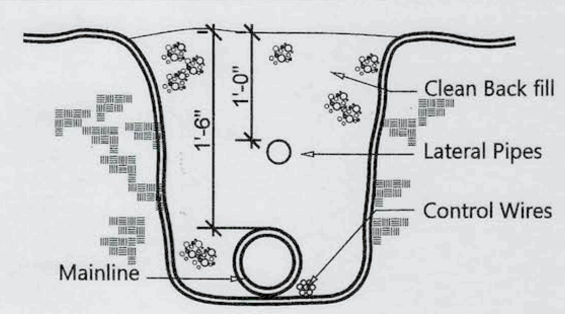
Irrigation heads shall be placed so that they provide head - to - head coverage. 100% overlap



Irrigation Water is Potable.
A Backflow Preventer will be necessary

A Rain sensor shall be installed on the irrigation system.

Main Line/ Valve Wire Detail

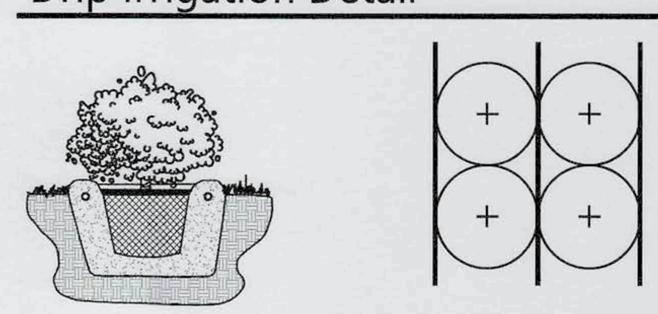


Pipe Size Chart

It shall be the contractors responsibility that the following pipe schedule is followed.

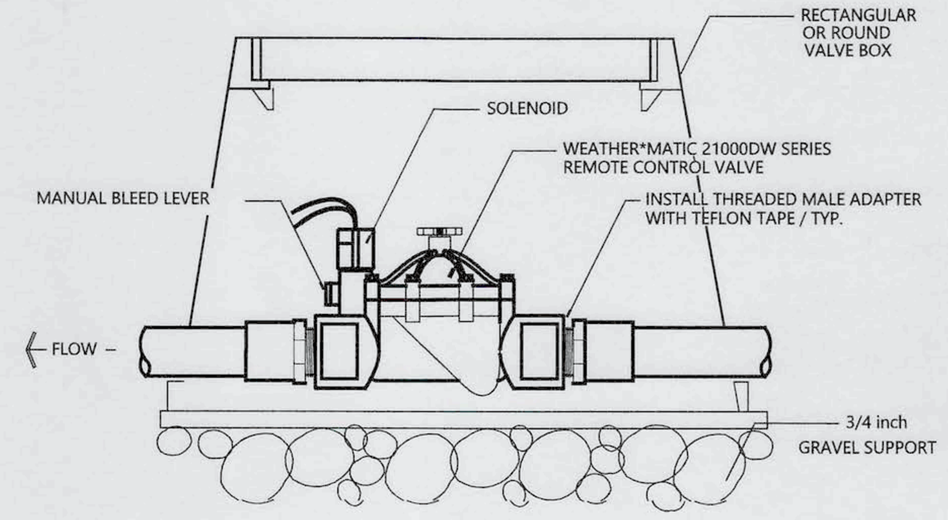
1/2" Pipe	0-5 gpm
3/4" Pipe	6-10 gpm
1" Pipe	11-16 gpm
1-1/4" Pipe	17- 25 gpm
1-1/2" Pipe	26-40 gpm
2" Pipe	41-60 gpm

Drip Irrigation Detail



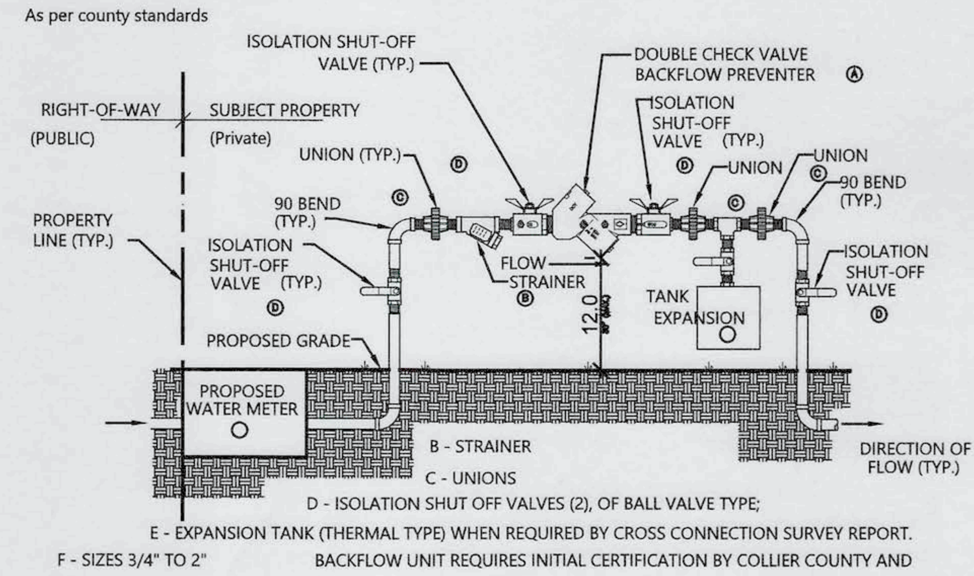
(on each side of the shrub line)

Typical Valve Detail



Backflow Preventer

As per county standards



Specifications

The Contractor shall be responsible for providing a complete and operable system for the irrigation of all landscape planting on site. Plans and specifications may not indicate all items necessary for the proper irrigation of the project. This shall not relieve the contractor of his responsibility to furnish labor, materials and equipment required for a complete and proper system.

The Contractor shall be responsible for adjusting head location, type and size and any other system components to comply with the requirements of of landscape planting as installed. Such adjustments shall be made at no cost to the Owner except when authorized in writing. Such adjustments will be compensated at the unit prices indicated in the proposal.

Contractors shall personally examine the site and fully acquaint themselves with all of the existing conditions in order that no misunderstanding may afterwards arise to the character or as to the extent of the work to be done: and likewise, in order to advise and acquaint themselves with all preacautions to be taken in order to avoid injury to person or property.

PLANTING MATERIAL: The contractor shall make every possible effort to avoid existing plant material that has been tagged for preservation. Where such material falls in the path of trenching, the Contractor shall reroute the pipe or hand trench as necessary, to protect the designated plant material. Any damage caused by the contractor to newly introduced plant material or sod shall be restored to its original condition prior to final acceptance by owner.

AS-BUILT DRAWINGS: After completion of piping installation, the Contractor shall furnish As-Built drawings on a stable mylar, showing all heads, valves, and pipe lines, to scale. Instruction sheets, and Parts list covering equipment will be provided to the Owner.

SUBSTITUTIONS : Any substitution made must be approved by Owner.

All pipe and control lines shall be sleeved with Schedule 40 PVC and placed a minimum orf 24" below grade and backfilled with clean sand. No rock is to be in contact with PVC pipe.

CODES AND STANDARDS : The contractor shall be responsible for constructing the system in complete accordance with all applicable codes ordinances and laws or any modifications made to conform with said codes, laws and ordinances shall be completed at the contractors expense at no additional cost to the Client.

The Irrigation Contractor is entirely responsible for the work until final acceptance by the Owner.

All circuit pipe shall be class 160 PVC or a higher grade. All main fittings shall be reinforced with 2000-psi. poured concrete thrust blocks as shown on drawings.

Contractor will guarantee for a period of one (1) year the quality of his materials and workmanship. This period will start with the final Acceptance by the Owner.

Notes

Contractor shall verify all quantities indicated at time of bid.
Contractor shall provide unit prices at time of bid.
All contractors working on the project shall be licensed and fully insured as required.
Contractor is responsible to ensure that 100% Irrigation coverage exists.
Contractor shall adjust heads and spray as necessary to minimize overspray and ensuring proper bed coverage.
No risers are to be used along walkways or where they will be visible.
All PVC pipe to be sized so that water velocity does not exceed a speed of 5 feet per second.
Contractor is to provide a full and completley functioning irrigation sytem.
Contractor is to provide an As-built drawing of completed poject.
Contractor to obtain a R/W permit for all irrigation within the R/W.
All new Plantings, and sod are to be irrigated w/ 100% coverage.
Contractor to use risers in all shrub beds.
Contractor to use 12" Pop-ups in all shrub beds adjacent to walkways.
30" Risers are to be used around bldgs wherever shrubs are planted.
Riser shall be staked w/ Rebar or equally strong supporting rod.

Spray heads to be Hunter, or equivalent substitute. (Owner to approve substitutions)
Contractor to verify adequate pressure exists on the main line.
Contractor to locate all existing utilities on site prior to construction.
Use Low angle heads whenever near vehicles.
Contractor shall minimize any overspray.
Valves are not to be located in drainage areas.
Plan shows schematic locations only.
Spray heads to be Hunter, or equivalent substitute. (Owner to approve substitutions)
Contractor to verify adequate pressure exists on the main line.
Contractor to locate all existing utilities on site prior to construction.
Irrigation design based on - GPM.
Risers to be used adjacent to building where plantings are evident.
Spray heads PS-00-A (Hunter) 12" Pop-ups to be used adjacent to walkways wherever plantings are evident. SRS-12-A
Contractor to provide As built plans.

Contractors are to provide the following items at time of bid:

Quantities of heads, length of main line, clock, no, of valves.
Also, contracotrs are to provide unit prices for these items.
All sleeving shall be the responsibility of the irrigation contractor.

ARCHITECTURAL LAND DESIGN INCORPORATED
LANDSCAPE ARCHITECTURE
2780 S. Horseshoe Drive Suite 5
Naples, FL 34104
(239) 430-1661
Design@ALDinc.net
License LC26000259

Christian Andrea
SEP 30 2021
License No. 1178

Copyright Architectural Land Design ©

Bonita Park Diner

3621 Bonita Beach Road, Bonita Spring,Lee County, FL

IRRIGATION SCHEDULE PLAN

▲4 Adj Irrigation Plan	YAC	09.24.21
▲3 Rev. New Civil Site	PM	06.30.21
▲2 Rev. Updated BSUE	PM	04.29.21
▲1 Irrigation Plan	YAC	04.09.21
Drawing Date:	YAC	11.17.20

Scale: N/S

20-158

File Name: 20-158-3.0d.dwg

Architectural Information Provided By:
Company Name: MHK
File Name: NRDBBR-BASE
Date: ----

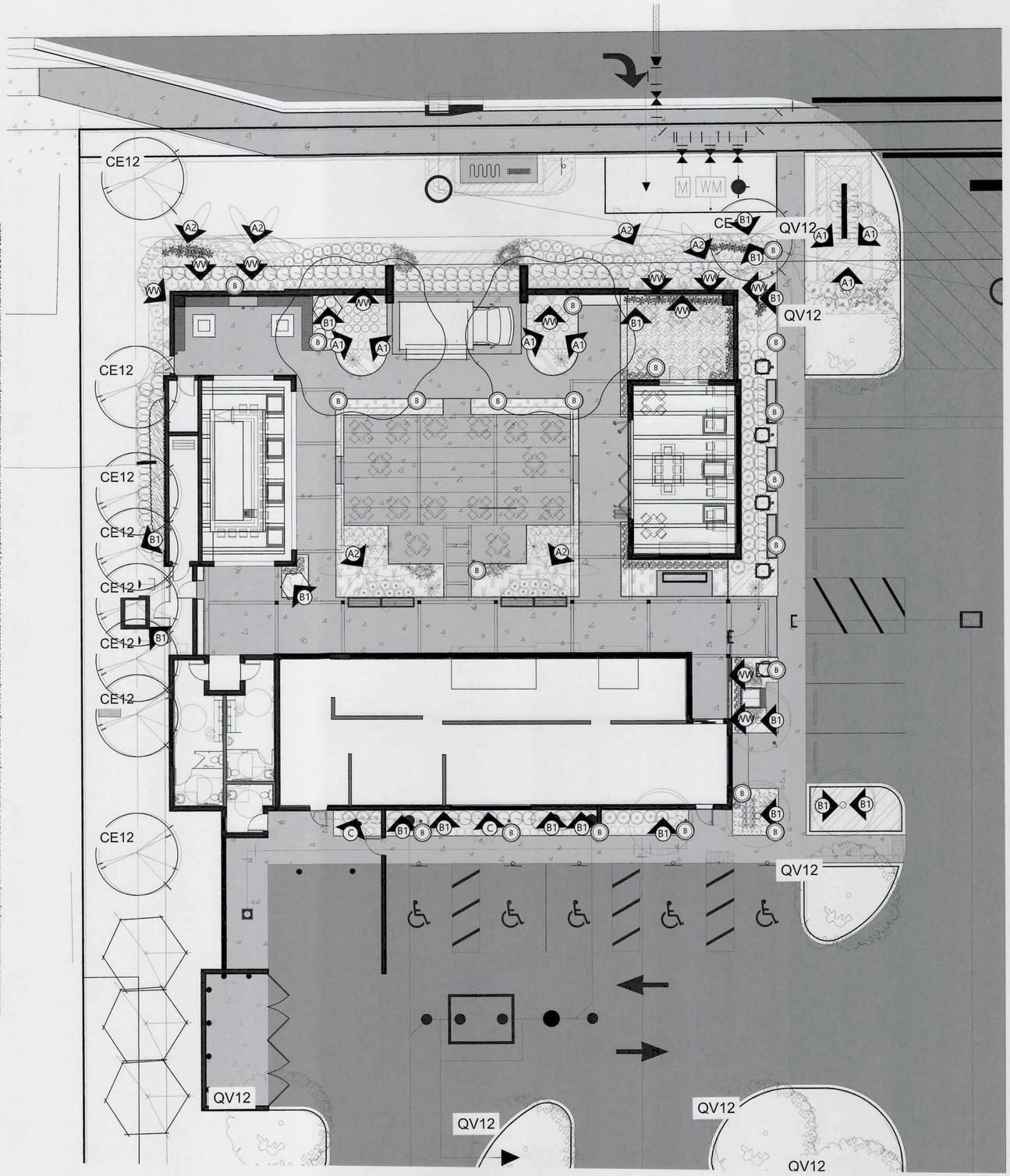
Site Information Provided By:
Company Name: ----
File Name: ----
Date: ----

L6

SPE20-75174-BOS

Contractor shall verify that he has the most up to date plans, and that they have been approved and accepted by the Owner before commencing construction.

\\ald-server2\Data\20-158 3621 Bonita Beach Rd Lake Park Diner\ALD-Dwgs\20-158-0.0n1.dwg, 9/28/2021 4:18:17 PM, phil
\\ald-server2\Data\20-158 3621 Bonita Beach Rd Lake Park Diner\ALD-Dwgs\20-158-0.0n1.dwg, Plotted on 03.30.2021 / 02:30 AM by Phil McHenry
Any deviations or inaccuracies need to be brought to the attention of the Owner immediately. * All base information has been provided by others, verification of setbacks, property lines, etc. need to be provided by others. * It is the Contractors responsibility to verify that he has the most current plan. * Contractor shall not scale from plan, use dimensions only. * These plans are the property of Architectural Land Design and may not be used or reproduced without
This Document contains information proprietary to ARCHITECTURAL LAND DESIGN and no part of this drawing shall be reproduced or disclosed to others or used for any purpose other than for which it was furnished, without prior written permission from ARCHITECTURAL LAND DESIGN.



Lighting Legend

Option 1: Kitchler Fixtures

Qty	Symbol	Model No	Description	CONTRACTOR NOTES
7	A1 Large Tree Up Light	X5 - 75 - AB	Garden Light High Power Spotlight • 3000K - Pure White • 78° Beam Spread • Watt/Lumen Output • 11W/1000lm	
6	A2 Large Palm Up Light	X5 - 42 - AB	Garden Light High Power Spotlight • 3000K - Pure White • 42° Beam Spread • Watt/Lumen Output • 11W/1000lm	
17	B1 Medium Tree Up Light	V3 - 60 - AB	Garden Light Visionary Series Spotlight • 3000K - Pure White • 60° Beam Spread • Watt/Lumen Output • 9W/620lm	
2	C Small Tree/Palm Up Light	V2 - 60 - AB	Garden Light Visionary Series Spotlight • 3000K - Pure White • 60° Beam Spread • Watt/Lumen Output • 6W/280lm	
21	B Bollard	TBA-42-T-X-16L-1-30K-UNV-AB-BRZ	NLS Lighting Trac Bollard Angled • 3000K - Pure White • 42" Tall	
11	WW Wall Wash Up Light	V2 - 60 - AB	Garden Light Large Wall Washer • 3000K - Pure White • 75° Beam Spread • Watt/Lumen Output • 9W/380lm	
-		TRANSFORMER SIZE AND LOCATION BY OTHERS		
-		SWITCH LOCATION AND DESIGN BY OTHERS		
		12 volt wire		
		120 volt wire		

Notes:

All Wire to be 12 Ga. Connectors to be used. All lights to be controlled by Photocell On, Timer off System or from switches inside home.
Landscape lighting contractor to stake locations of proposed lights before installing. Locations to be confirmed by Landscape Architect.

- Provide option of placing wire in conduit
- Contractor to verify light control w/owner.
- All lighting to be installed as per manufacturer's specifications including recommended installation accessories.
- Contractor responsible for providing a complete operating lighting system.
- Owner to provide power outlet at all Transformer locations.

ARCHITECTURAL LAND DESIGN INCORPORATED
LANDSCAPE ARCHITECTURE
2780 S. Horseshoe Drive Suite 5
Naples, FL 34104
(239) 430-1661
Design@ALDinc.net
License LC26000259

Christian Andrea
SEP 30 2021
License No. 1178

Copyright Architectural Land Design ©

Bonita Park Diner

3621 Bonita Beach Road, Bonita Spring,Lee County, FL

LANDSCAPE LIGHTING/BOLLARD PLAN

▲7 Adj Lighting Plan	YAC 09.24.21
▲6 New Floor Plan, New Civil, Adj Planting	YAC 09.23.21
▲5 Rev. New Civil Site	PM 06.30.21
▲4 City Comments	PM 06.23.21
▲3 Rev. Updated BSUE	PM 04.29.21
▲2 DO Update	PM 03.29.21
▲1 New Site Plan	PM 02.15.21
Drawing Date:	CA 11.17.20

Scale: 1"=20'-0"

20-158

N

File Name: 20-158-0.0n1.dwg

Architectural Information Provided By:
Company Name: MHK
File Name: NRD88R-BASE
Date: ----

Site Information Provided By:
Company Name: ----
File Name: ----
Date: ----

L-7

Contractor shall verify that he has the most up to date plans, and that they have been approved and accepted by the Owner before commencing construction.

Bonita Park Diner
3621 Bonita Beach Road
Bonita Springs, Florida 34134

MHK
ARCHITECTURE
& PLANNING

975 6TH AVENUE SOUTH
NAPLES FLORIDA 34102
PHONE: (239) 919 · 0786
WWW. MHKAP.COM

THE DRAWING AND DESIGN WITHIN THIS HARD COPY OR DIGITAL FILE IS THE PROPERTY AND CREATION OF MHK ARCHITECTURE & PLANNING. IT SHALL NOT BE REPRODUCED IN WHOLE OR IN PART, WITHOUT THE EXPRESSED WRITTEN CONSENT OF MHK ARCHITECTURE & PLANNING. © 2021

CONSULTANT:

BONITA PARK DINER
ADAM SMITH
3621 BONITA BEACH ROAD SW
BONITA SPRINGS, FLORIDA 34134

FLORIDA SEAL
REG# AR 16971

NOT FOR CONSTRUCTION

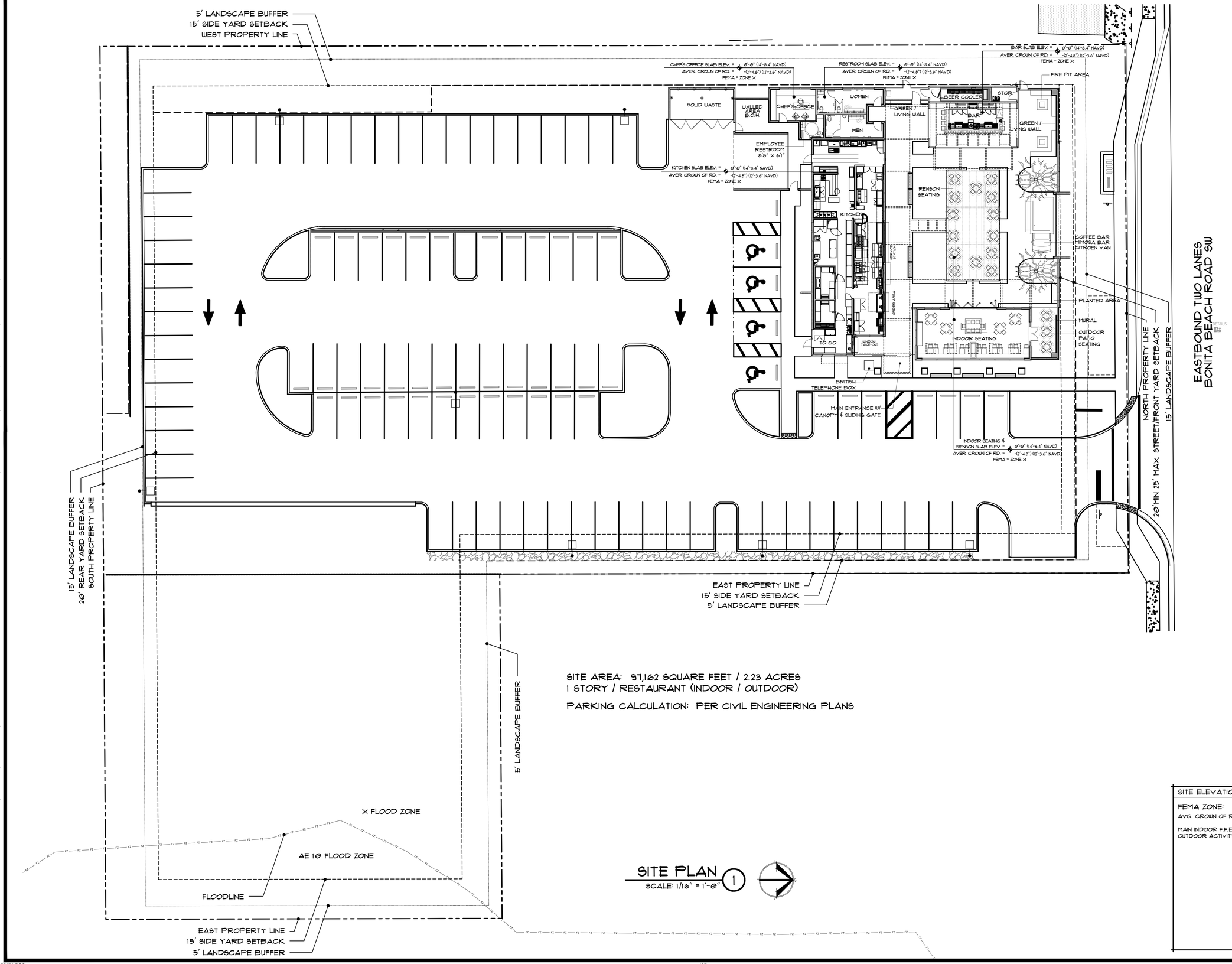
ISSUE	DATE:
SPECIAL EXCEPT. RESUB.	05.28.21

DRAWN BY: MHM
CHECKED BY: MHM

PHASE DD
PR NO 20018

A0

WED 19 MAY 2021 <12:50:55PM EST> \OLUMES/DROPBOX/20018_3621_BONITA_BEACH_ROAD_LAKE_PARK_DINER_SMITH/ARCHITECTURE/DRAWINGS/CADFILES/BASEFILES/DD2/MHK_20018_3621 BONITA BEACH ROAD_DD2_2021-03-25.DWG



SITE AREA: 97,162 SQUARE FEET / 2.23 ACRES
1 STORY / RESTAURANT (INDOOR / OUTDOOR)

PARKING CALCULATION: PER CIVIL ENGINEERING PLANS

SITE PLAN 1

SCALE: 1/16" = 1'-0"

SITE ELEVATION INFORMATION	
FEMA ZONE:	X ZONE
AVG. CROWN OF ROAD:	12.3' NAVD
MAIN INDOOR F.F.E.:	14'-8.4" NAVD
OUTDOOR ACTIVITY F.F.E.:	14'-8.4" NAVD

MHK ARCHITECTURE & PLANNING
975 6TH AVENUE SOUTH
NAPLES, FLORIDA 34102
PHONE: (239) 919-0786
WWW. MHKAP.COM

THE DRAWING AND DESIGN WITHIN THIS HARD COPY OR DIGITAL FILE IS THE PROPERTY AND CREATION OF MHK ARCHITECTURE & PLANNING. IT SHALL NOT BE REPRODUCED IN WHOLE OR IN PART, WITHOUT THE EXPRESSED WRITTEN CONSENT OF MHK ARCHITECTURE & PLANNING. © 2021

CONSULTANT:

BONITA PARK DINER
ADAM SMITH
3621 BONITA BEACH ROAD SW
BONITA SPRINGS, FLORIDA 34134

FLORIDA SEAL
REG# AR 16971

NOT FOR CONSTRUCTION

ISSUE	DATE:
SPECIAL EXCEPT. RESUB.	05.28.21

DRAWN BY: MHM
CHECKED BY: MHM

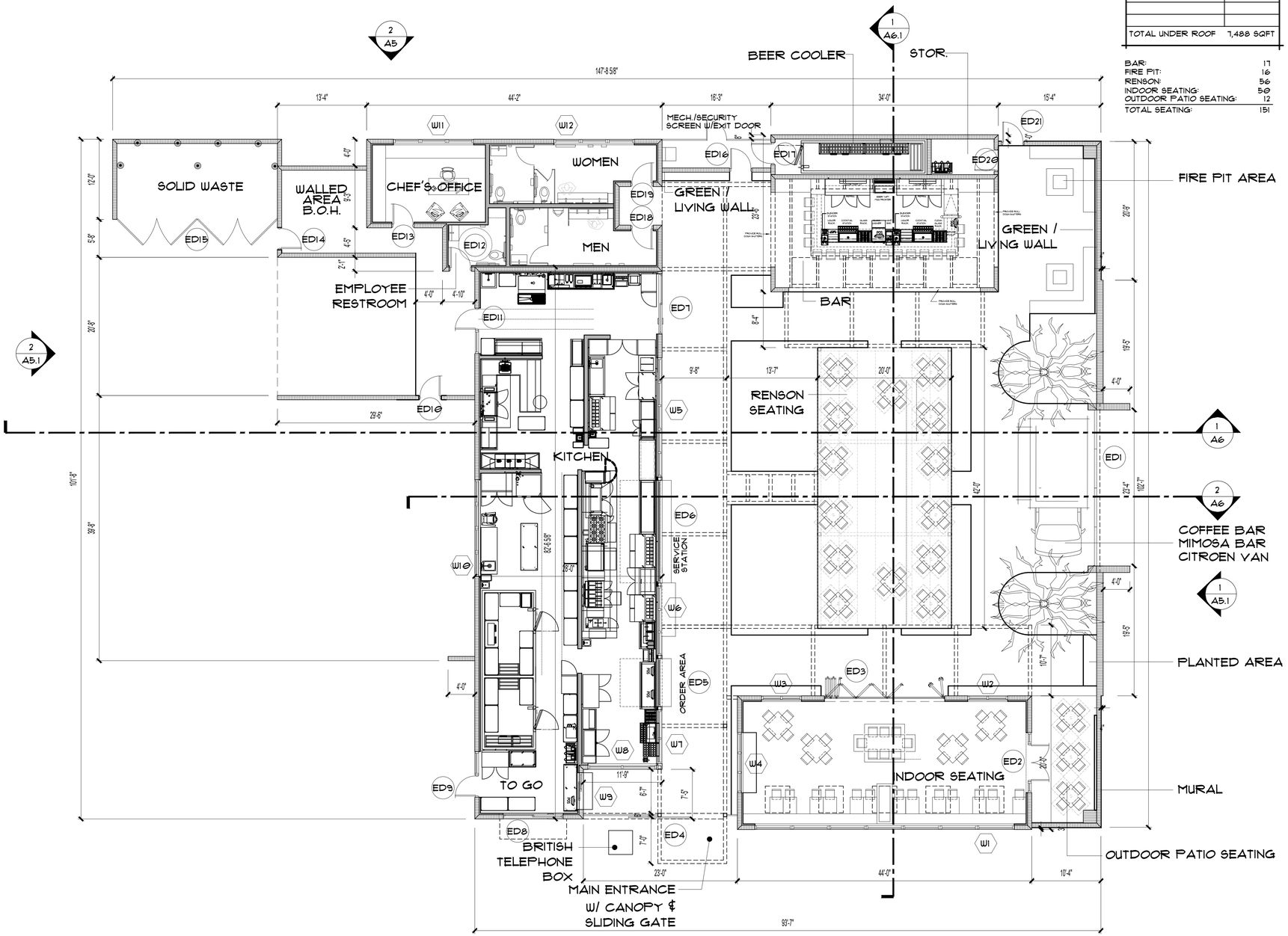
PHASE DD
PR NO 20018

A1

WED 19 MAY 2021 <12:51:00PM EST> \OLUMES/DROPBOX/20018_3621_BONITA_BEACH_ROAD_LAKE_PARK_DINER_SMITH/ARCHITECTURE/DRAWINGS/CADFILES/BASEFILES/DD2/MHK_20018_3621 BONITA BEACH ROAD_DD2_2021-03-25.DWG

AREA CALCULATIONS	
KITCHEN	2,206 SQFT
RESTROOMS/CHEF	799 SQFT
INDOOR SEATING	880 SQFT
TOTAL UNDER AIR	3,885 SQFT
BAR	596 SQFT
BEER COOLER/STOR.	203 SQFT
RENSON SEATING	840 SQFT
COVERED WALKWAYS	1,964 SQFT
TOTAL UNDER ROOF	7,488 SQFT

BAR:	17
FIRE PIT:	16
RENSON:	56
INDOOR SEATING:	50
OUTDOOR PATIO SEATING:	12
TOTAL SEATING:	151



FIRST FLOOR PLAN (1)
SCALE: 1/8" = 1'-0"

MHK ARCHITECTURE & PLANNING
975 6TH AVENUE SOUTH
NAPLES, FLORIDA 34102
PHONE: (239) 919-0786
WWW. MHKAP.COM

THE DRAWING AND DESIGN WITHIN THIS HARD COPY OR DIGITAL FILE IS THE PROPERTY AND CREATION OF MHK ARCHITECTURE & PLANNING. THIS FILE SHALL NOT BE REPRODUCED IN WHOLE OR IN PART, WITHOUT THE EXPRESSED WRITTEN CONSENT OF MHK ARCHITECTURE & PLANNING. © 2021

CONSULTANT:

BONITA PARK DINER
ADAM SMITH
3621 BONITA BEACH ROAD SW
BONITA SPRINGS, FLORIDA 34134

FLORIDA SEAL
REG# AR 16971

NOT FOR CONSTRUCTION

ISSUE	DATE
SPECIAL EXCEPT. RESUB.	05.28.21

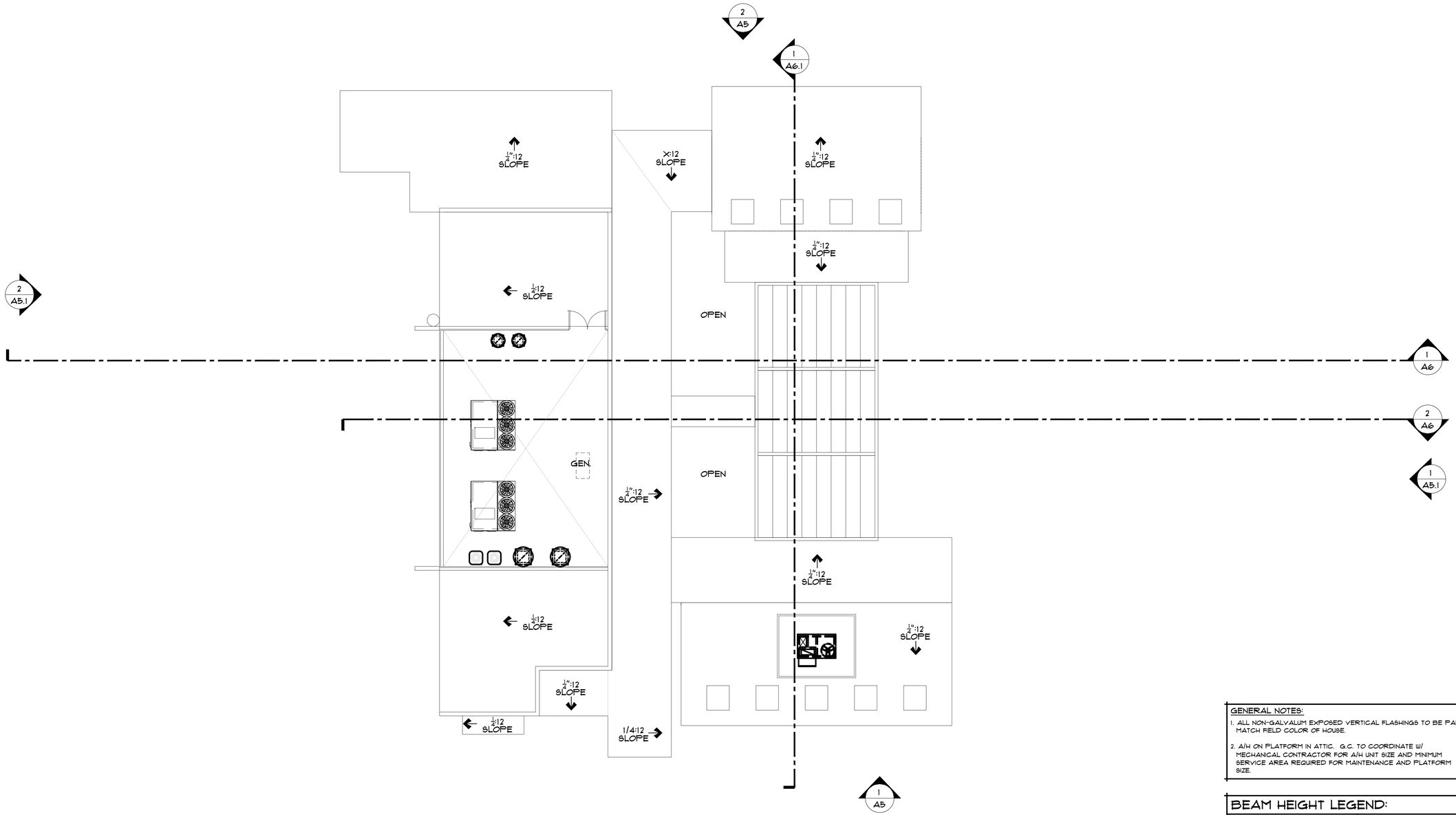
DRAWN BY: MHM
CHECKED BY: MHM

PHASE DD
PR NO 20018

A2

WED 19 MAY 2021 <12:51:05PM EST> \OLUMES/DROPBOX/20018_3621_BONITA_BEACH_ROAD_LAKE_PARK_DINER_SMITH/ARCHITECTURE/DRAWINGS/CADFILES/BASEFILES/DD2/MHK_20018_3621_BONITA_BEACH_ROAD_DD2_2021-03-25.DWG

WED 19 MAY 2021 <12:51:10PM EST> \\OLUMES/DROPBOX/20018_3621_BONITA_BEACH_ROAD_LAKE_PARK_DINER_SMITH/ARCHITECTURE/DRAWINGS/CADFILES/BASEFILES/DD2/MHK_20018_3621 BONITA BEACH ROAD_DD2_2021-03-25.DWG



ROOF PLAN (1)
SCALE: 1/8" = 1'-0"

GENERAL NOTES:

1. ALL NON-GALVALUM EXPOSED VERTICAL FLASHINGS TO BE PAINTED TO MATCH FIELD COLOR OF HOUSE.
2. A/H ON PLATFORM IN ATTIC. G.C. TO COORDINATE W/ MECHANICAL CONTRACTOR FOR A/H UNIT SIZE AND MINIMUM SERVICE AREA REQUIRED FOR MAINTENANCE AND PLATFORM SIZE.

BEAM HEIGHT LEGEND:

DESCRIPTION:	SYMBOL
TOP OF BEAM @ EL = X'-X"	
TOP OF BEAM @ EL = X'-X"	
TOP OF BEAM @ EL = X'-X"	
TOP OF BEAM @ EL = X'-X"	
TOP OF BEAM @ EL = X'-X"	
RAKED BEAM	

MHK
ARCHITECTURE
& PLANNING

975 6TH AVENUE SOUTH
NAPLES, FLORIDA 34102
PHONE: (239)919-0786
WWW. MHKAP.COM

THE DRAWING AND DESIGN WITHIN THIS HARD COPY OR DIGITAL FILE IS THE PROPERTY AND CREATION OF MHK ARCHITECTURE & PLANNING. IT SHALL NOT BE REPRODUCED IN WHOLE OR IN PART, WITHOUT THE EXPRESSED WRITTEN CONSENT OF MHK ARCHITECTURE & PLANNING. © 2021

CONSULTANT:

BONITA PARK DINER
ADAM SMITH
3621 BONITA BEACH ROAD SW
BONITA SPRINGS, FLORIDA 34134

FLORIDA SEAL
REG# AR 16971

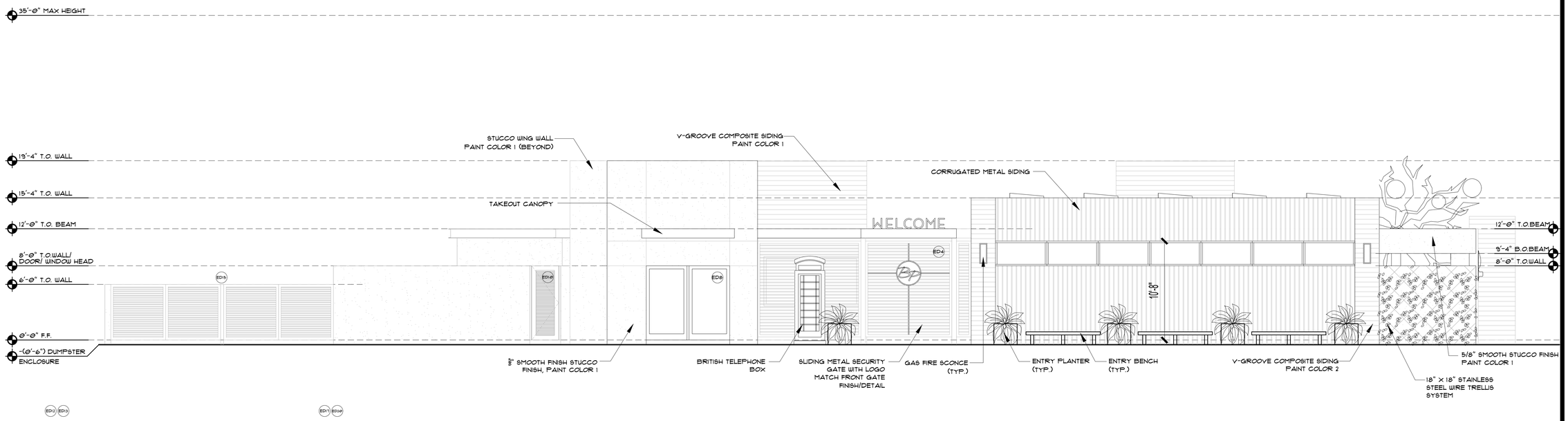
NOT FOR CONSTRUCTION

ISSUE	DATE:
SPECIAL EXCEPT. RESUB.	05.28.21

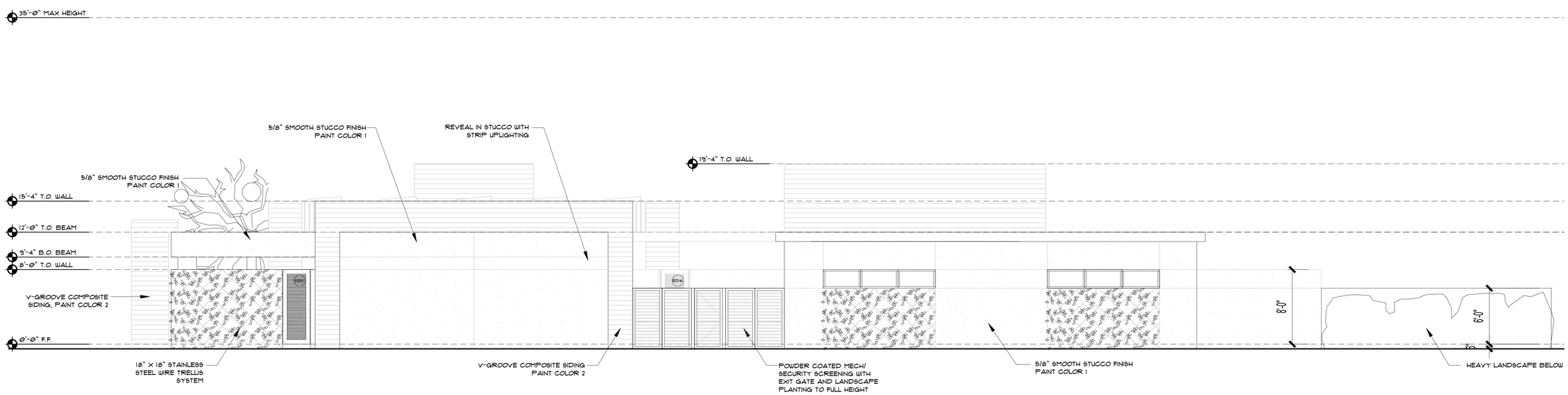
DRAWN BY: MHM
CHECKED BY: MHM

PHASE DD
PR NO 20018

A3



EAST ELEVATION (1)
SCALE: 3/16" 1'-0"



WEST ELEVATION (2)
SCALE: 3/16" 1'-0"

MHK ARCHITECTURE & PLANNING
975 6TH AVENUE SOUTH
NAPLES, FLORIDA 34102
PHONE: (239)919-0786
WWW. MHKAP.COM

THE DRAWING AND DESIGN WITHIN THIS HARD COPY OR DIGITAL FILE IS THE PROPERTY AND CREATION OF MHK ARCHITECTURE & PLANNING. MATERIAL MAY NOT BE REPRODUCED IN WHOLE OR IN PART, WITHOUT THE EXPRESSED WRITTEN CONSENT OF MHK ARCHITECTURE & PLANNING. © 2021

CONSULTANT:

BONITA PARK DINER
ADAM SMITH
3621 BONITA BEACH ROAD SW
BONITA SPRINGS, FLORIDA 34134

FLORIDA SEAL
REG# AR 16971

NOT FOR CONSTRUCTION

ISSUE	DATE:
SPECIAL EXCEPT. RESUB.	05.28.21

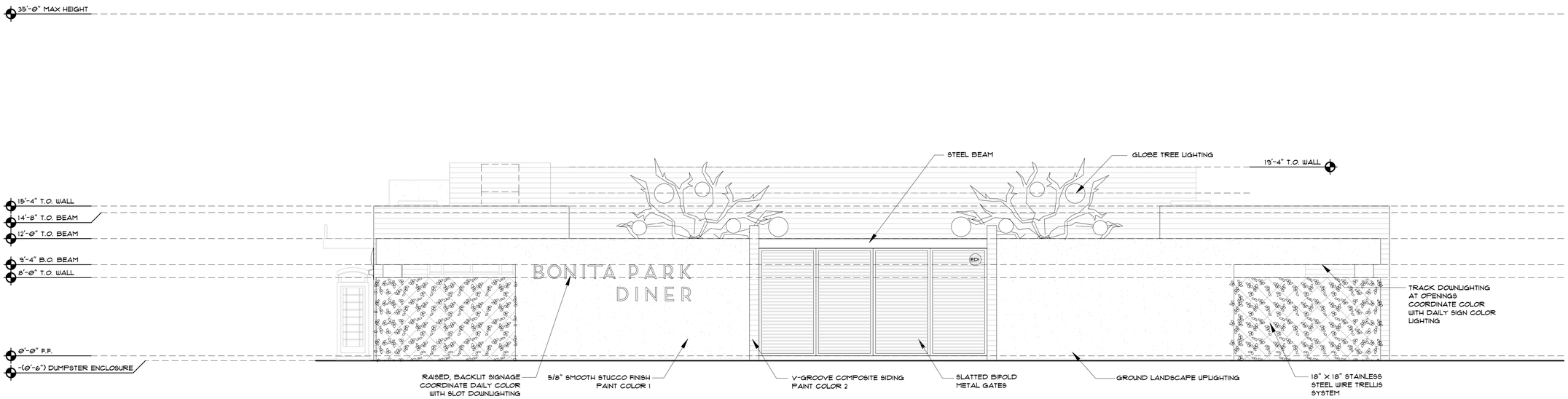
DRAWN BY: MHM
CHECKED BY: MHM

PHASE DD
PR NO 20018

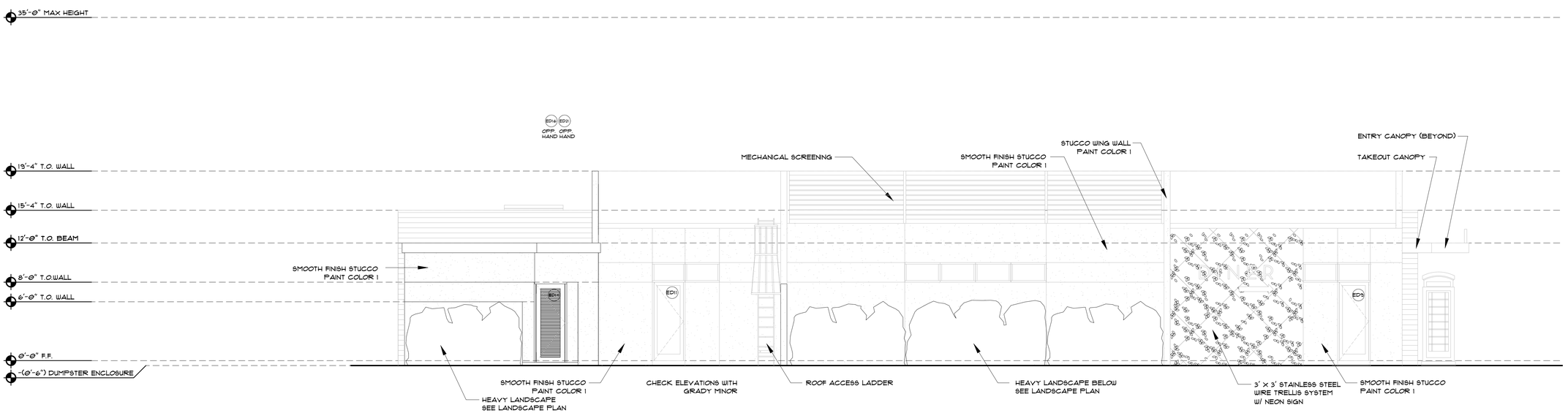
A5

WED 19 MAY 2021 <12:51:15PM EST> \OLUMES/DROPBOX/20018_3621_BONITA_BEACH_ROAD_LAKE_PARK_DINER_SMITH/ARCHITECTURE/DRAWINGS/CADFILES/BASEFILES/DD2/MHK_20018_3621_BONITA_BEACH_ROAD_DD2_2021-03-25.DWG

WED 19 MAY 2021 <12:51:22PM EST> \\VOLUMES/DROPBOX/20018_3621_BONITA_BEACH_ROAD_LAKE_PARK_DINER_SMITH/ARCHITECTURE/DRAWINGS/CADFILES/BASEFILES/DD2/MHK_20018_3621 BONITA BEACH ROAD_DD2_2021-03-25.DWG



NORTH ELEVATION (1)
SCALE: 3/16" 1'-0"



SOUTH ELEVATION (2)
SCALE: 3/16" 1'-0"

MHK
ARCHITECTURE
& PLANNING

975 6TH AVENUE SOUTH
NAPLES, FLORIDA 34102
PHONE: (239)919-0786
WWW. MHKAP.COM

THE DRAWING AND DESIGN WITHIN THIS HARD COPY OR DIGITAL FILE IS THE PROPERTY AND CREATION OF MHK ARCHITECTURE & PLANNING. THIS FILE MAY NOT BE REPRODUCED IN WHOLE OR IN PART, WITHOUT THE EXPRESSED WRITTEN CONSENT OF MHK ARCHITECTURE & PLANNING. © 2021

CONSULTANT:

BONITA PARK DINER
ADAM SMITH
3621 BONITA BEACH ROAD SW
BONITA SPRINGS, FLORIDA 34134

FLORIDA SEAL
REG# AR 16971

NOT FOR CONSTRUCTION

ISSUE	DATE:
SPECIAL EXCEPT. RESUB.	05.28.21

DRAWN BY: MHM
CHECKED BY: MHM

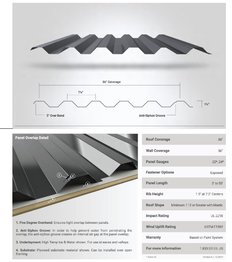
PHASE DD
PR NO 20018

A5.1

RAL 7000 SQUIRREL GRAY

PAINT 1: SW 7004 SNOWBOUND

PAINT 2: SW 6095 TOASTY



EAST ELEVATION 1
N.T.S.

WEST ELEVATION 2
N.T.S.

MHK ARCHITECTURE & PLANNING
975 6TH AVENUE SOUTH
NAPLES, FLORIDA 34102
PHONE: (239) 919-0786
WWW.MHKAP.COM

THE DRAWING AND DESIGN WITHIN THIS HARD COPY OR DIGITAL FILE IS THE PROPERTY AND CREATION OF MHK ARCHITECTURE & PLANNING. THIS FILE MAY NOT BE REPRODUCED IN WHOLE OR IN PART, WITHOUT THE EXPRESSED WRITTEN CONSENT OF MHK ARCHITECTURE & PLANNING. © 2021

CONSULTANT:

BONITA PARK DINER
ADAM SMITH
3621 BONITA BEACH ROAD SW
BONITA SPRINGS, FLORIDA 34134

FLORIDA SEAL
REG# AR 16971

NOT FOR CONSTRUCTION

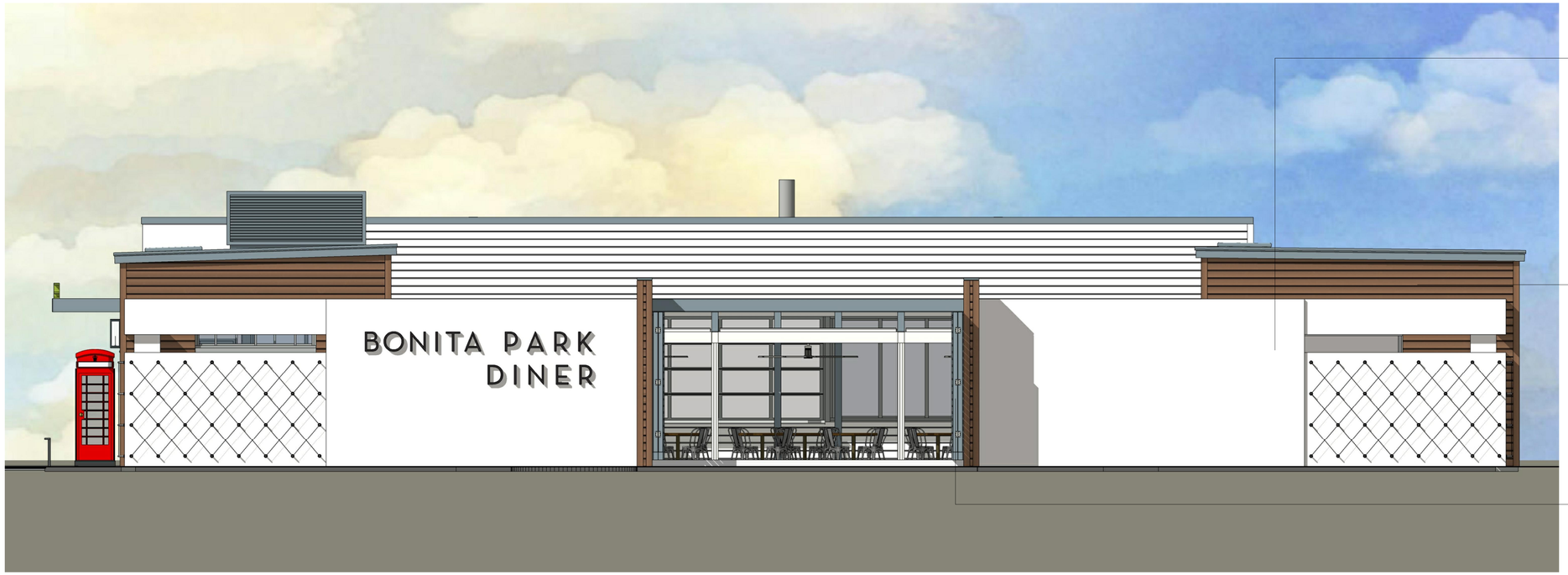
ISSUE	DATE:
SPECIAL EXCEPT. RESUB.	05.28.21

DRAWN BY: MHM
CHECKED BY: MHM

PHASE DD
PR NO 20018

A5.2

WED 19 MAY 2021 <12:51:32PM EST> \VOLUMES/DROPBOX/20018_3621_BONITA_BEACH_ROAD_LAKE_PARK_DINER_SMITH/ARCHITECTURE/DRAWINGS/CADFILES/BASEFILES/DD2/MHK_20018_3621_BONITA_BEACH_ROAD_DD2_2021-03-25.DWG



PAINT 1: SW 7004 SNOWBOUND

PAINT 2: SW 6095 TOASTY

RAL 7000 SQUIRREL GRAY

NORTH ELEVATION (1)
N.T.S.

SOUTH ELEVATION (2)
N.T.S.

MHK
ARCHITECTURE
& PLANNING

975 6TH AVENUE SOUTH
NAPLES, FLORIDA 34102
PHONE: (239) 919-0786
WWW.MHKAP.COM

THE DRAWING AND DESIGN WITHIN THIS HARD COPY OR DIGITAL FILE IS THE PROPERTY AND CREATION OF MHK ARCHITECTURE & PLANNING. THIS FILE MAY NOT BE REPRODUCED IN WHOLE OR IN PART, WITHOUT THE EXPRESSED WRITTEN CONSENT OF MHK ARCHITECTURE & PLANNING. © 2021

CONSULTANT:

BONITA PARK DINER
ADAM SMITH
3621 BONITA BEACH ROAD SW
BONITA SPRINGS, FLORIDA 34134

FLORIDA SEAL
REG# AR 16971

NOT FOR CONSTRUCTION

ISSUE	DATE:
SPECIAL EXCEPT. RESUB.	05.28.21

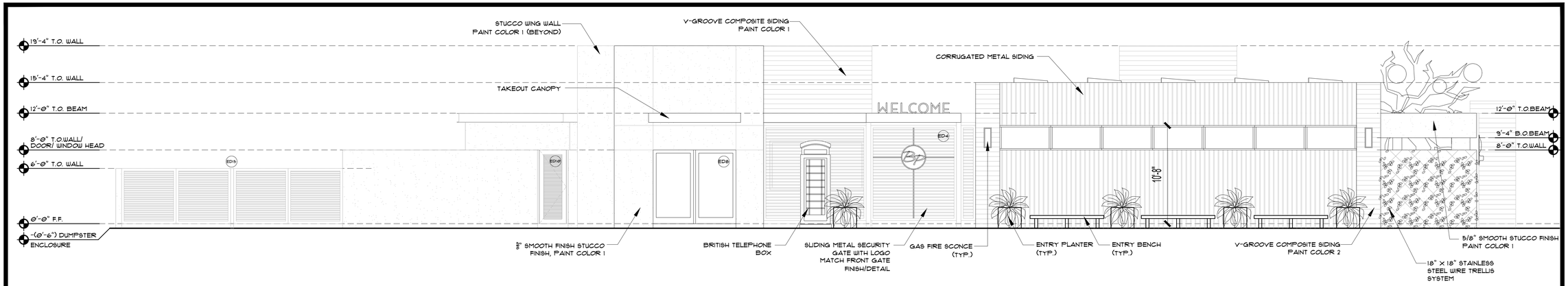
DRAWN BY: MHM
CHECKED BY: MHM

PHASE DD
PR NO 20018

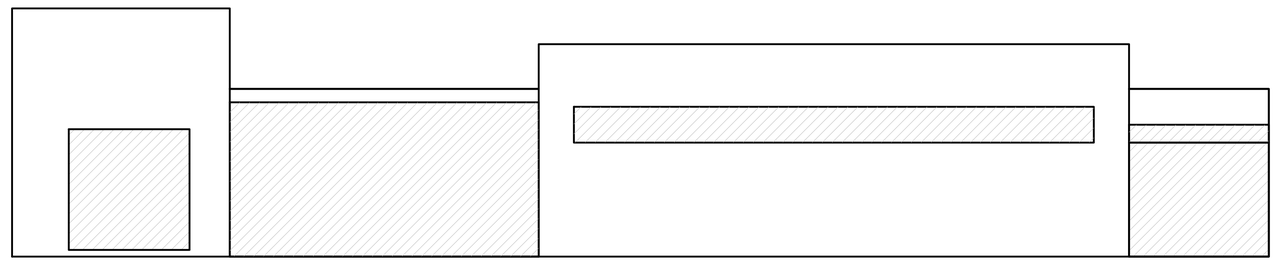
A5.3

WED 19 MAY 2021 <12:51:42PM EST> \\OLUMES/DROPBOX/20018_3621_BONITA_BEACH_ROAD_LAKE_PARK_DINER_SMITH/ARCHITECTURE/DRAWINGS/CADFILES/BASEFILES/DD2/MHK_20018_3621_BONITA_BEACH_ROAD_DD2_2021-03-25.DWG

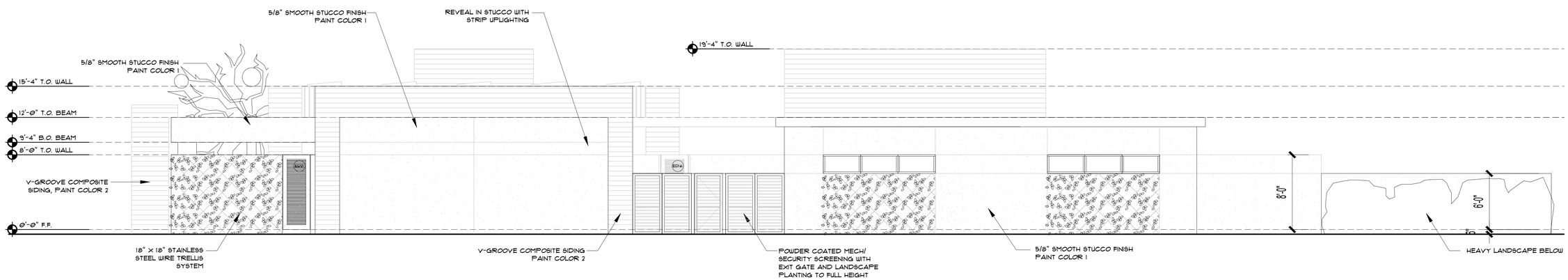
WED 19 MAY 2021 <12:51:47PM EST> \\VOLUMES/DROPBOX/20018_3621_BONITA_BEACH_ROAD_LAKE_PARK_DINER_SMITH/ARCHITECTURE/DRAWINGS/CADFILES/BASEFILES/DD2/MHK_20018_3621_BONITA BEACH ROAD_DD2_2021-03-25.DWG



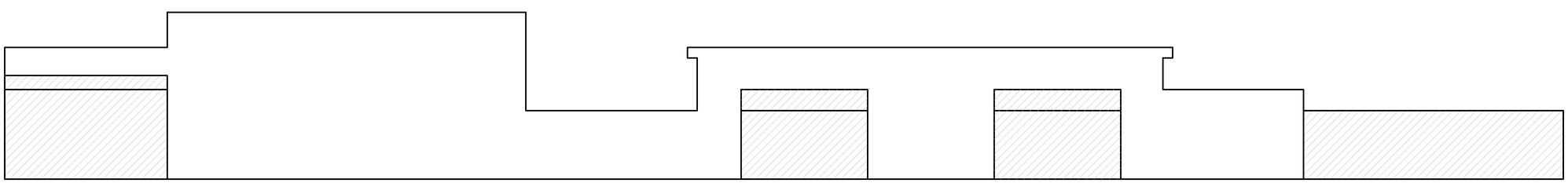
AREA GLAZING/OPENING CALCULATIONS	
EAST ELEVATION	1,415 SQFT
REQ'D 30%	425 SQFT
OPENING	14 SQFT
TRELLIS	89 SQFT
TRANSOM WINDOWS	103 SQFT
OPEN AIR GATES	265 SQFT
TO GO SLIDERS	81 SQFT
TOTAL	552 SQFT



EAST ELEVATION (1)
SCALE: 3/16" 1'-0"



AREA GLAZING/OPENING CALCULATIONS	
WEST ELEVATION	1,664 SQFT
REQ'D 30%	499 SQFT
OPENING	21 SQFT
TRELLIS	131 SQFT
WINDOWS	48 SQFT
TRELLIS UNDER WINDOWS	156 SQFT
HEAVY LANDSCAPE	160 SQFT
# DUMPSTERS	
TOTAL	516 SQFT



WEST ELEVATION (2)
SCALE: 3/16" 1'-0"

MHK ARCHITECTURE & PLANNING
975 6TH AVENUE SOUTH
NAPLES, FLORIDA 34102
PHONE: (239) 919-0786
WWW. MHKAP.COM

THE DRAWING AND DESIGN WITHIN THIS HARD COPY OR DIGITAL FILE IS THE PROPERTY AND CREATION OF MHK ARCHITECTURE & PLANNING. IT MAY NOT BE REPRODUCED IN WHOLE OR IN PART, WITHOUT THE EXPRESSED WRITTEN CONSENT OF MHK ARCHITECTURE & PLANNING. © 2021

CONSULTANT:

BONITA PARK DINER
ADAM SMITH
3621 BONITA BEACH ROAD SW
BONITA SPRINGS, FLORIDA 34134

FLORIDA SEAL
REG# AR 16971

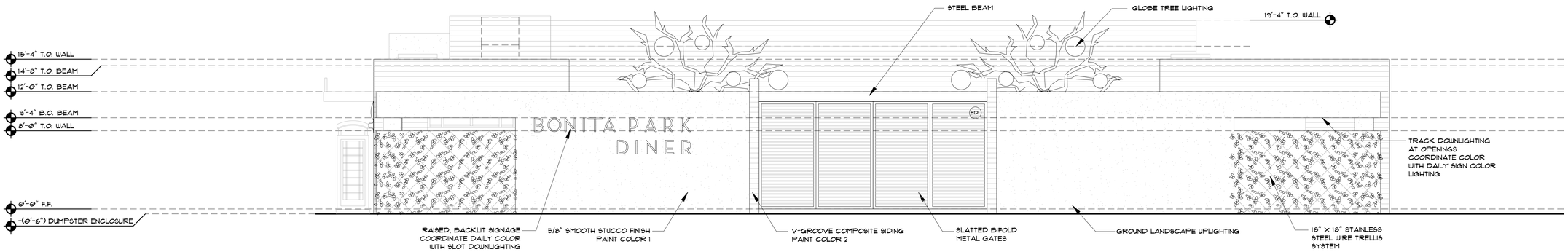
NOT FOR CONSTRUCTION

ISSUE	DATE:
SPECIAL EXCEPT. RESUB.	05.28.21

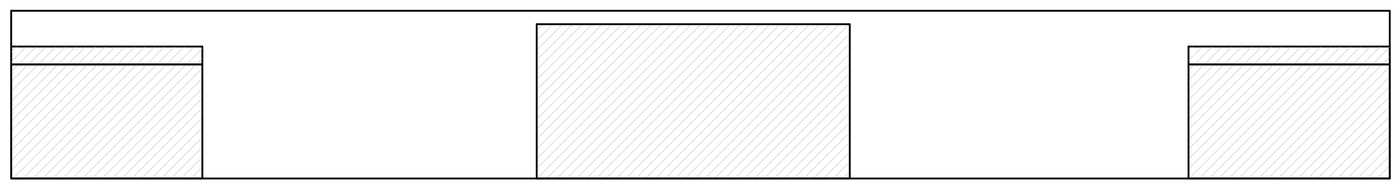
DRAWN BY: MHM
CHECKED BY: MHM

PHASE DD
PR NO 20018

A5.4

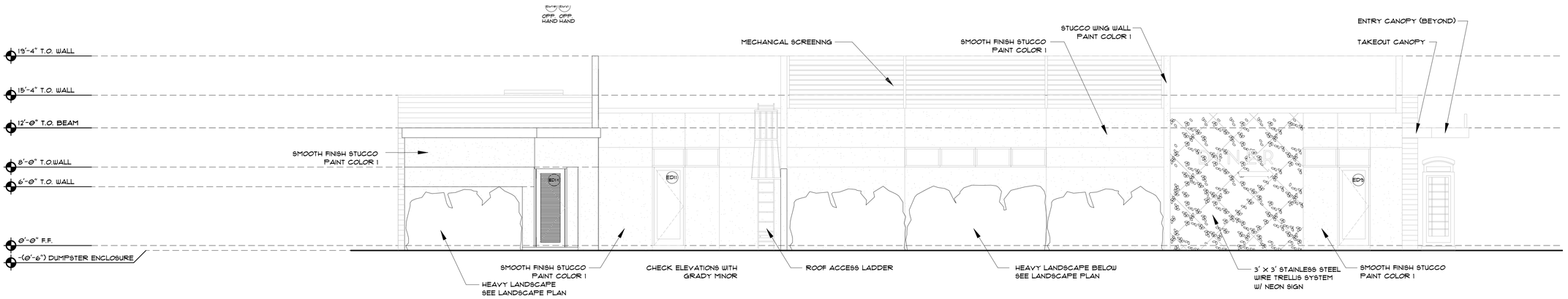


AREA GLAZING/OPENING CALCULATIONS	
NORTH ELEVATION	1,284 SQFT
REQ'D 30%	385 SQFT
OPENINGS	39 SQFT
TRELLISES	248 SQFT
OPEN AIR GATE	268 SQFT
TOTAL	555 SQFT

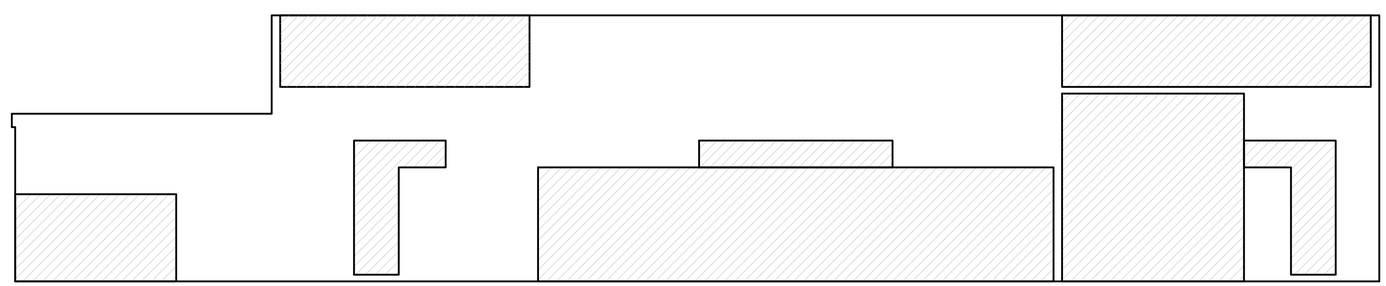


NORTH ELEVATION (1)

SCALE: 3/16" 1'-0"



AREA GLAZING/OPENING CALCULATIONS	
SOUTH ELEVATION	1,876 SQFT
REQ'D 30%	563 SQFT
OPENINGS @ ROOF	222 SQFT
TRELLIS	150 SQFT
DOORS W/TRANSOMS	80 SQFT
KITCHEN TRANSOMS	29 SQFT
HEAVY LANDSCAPE	327 SQFT
@ KITCHEN WALL	
HEAVY LANDSCAPE	78 SQFT
@ DUMPSTER	
TOTAL	926 SQFT



SOUTH ELEVATION (2)

SCALE: 3/16" 1'-0"

MHK ARCHITECTURE & PLANNING
975 6TH AVENUE SOUTH
NAPLES, FLORIDA 34102
PHONE: (239) 919-0786
WWW. MHKAP.COM

THE DRAWING AND DESIGN WITHIN THIS HARD COPY OR DIGITAL FILE IS THE PROPERTY AND CREATION OF MHK ARCHITECTURE & PLANNING AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART, WITHOUT THE EXPRESSED WRITTEN CONSENT OF MHK ARCHITECTURE & PLANNING. © 2021

CONSULTANT:

BONITA PARK DINER
ADAM SMITH
3621 BONITA BEACH ROAD SW
BONITA SPRINGS, FLORIDA 34134

FLORIDA SEAL
REG# AR 16971

NOT FOR CONSTRUCTION

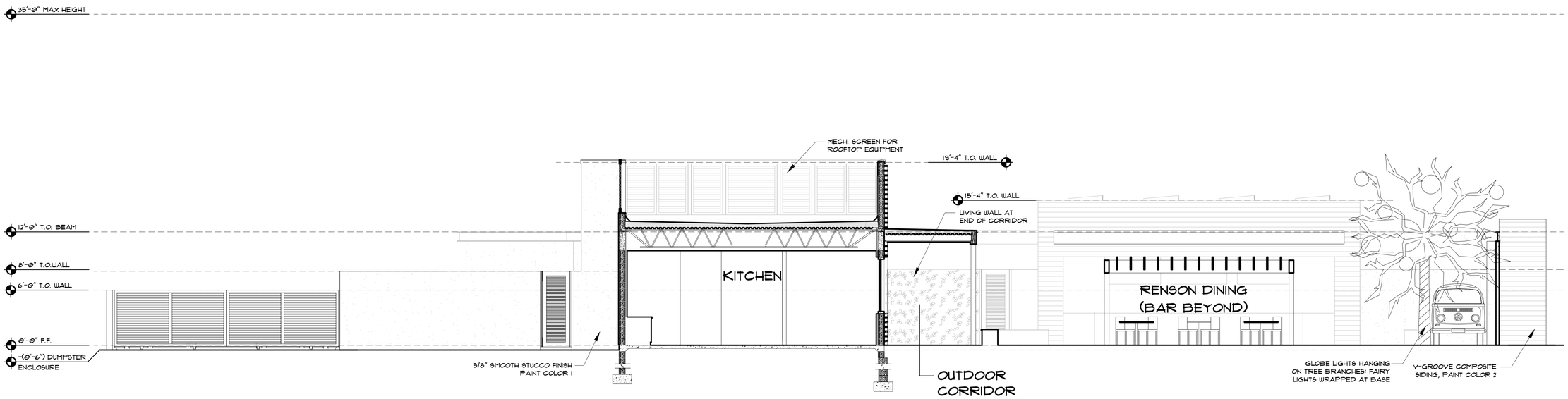
ISSUE	DATE
SPECIAL EXCEPT. RESUB.	05.28.21

DRAWN BY: MHM
CHECKED BY: MHM

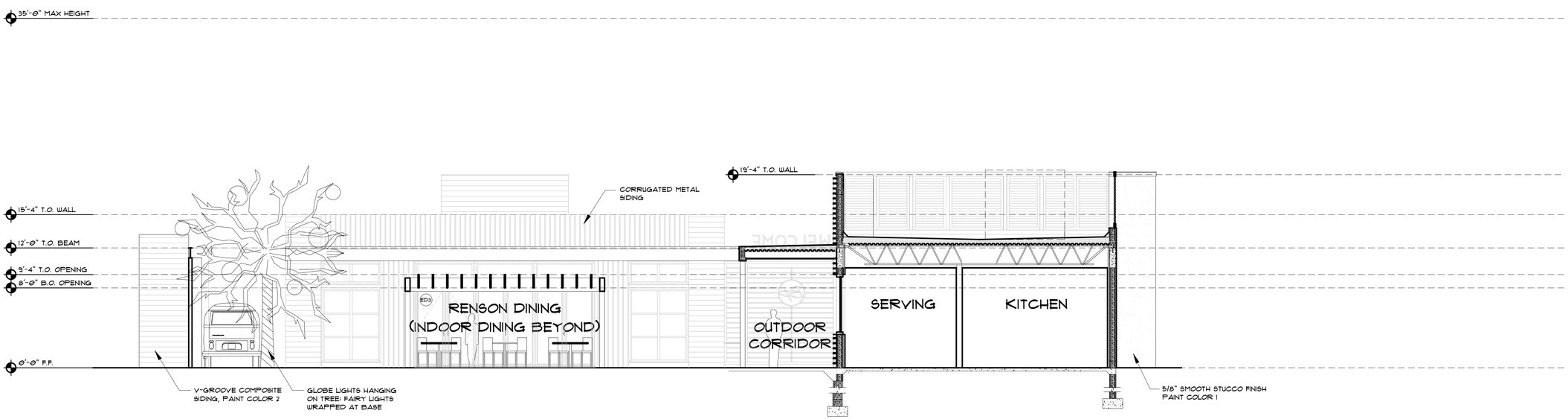
PHASE DD
PR NO 20018

A5.5

WED 19 MAY 2021 <12:51:54PM EST> \\VOLUMES/DROPBOX/20018_3621_BONITA_BEACH_ROAD_LAKE_PARK_DINER_SMITH/ARCHITECTURE/DRAWINGS/CADFILES/BASEFILES/DD2/MHK_20018_3621_BONITA_BEACH_ROAD_DD2_2021-03-25.DWG



BUILDING SECTION 1
SCALE: 3/16" = 1'-0"



BUILDING SECTION 2
SCALE: 3/16" = 1'-0"

MHK ARCHITECTURE & PLANNING
975 6TH AVENUE SOUTH
NAPLES, FLORIDA 34102
PHONE: (239) 919-0786
WWW. MHKAP.COM

THE DRAWING AND DESIGN WITHIN THIS HARD COPY OR DIGITAL FILE IS THE PROPERTY AND CREATION OF MHK ARCHITECTURE & PLANNING. IT SHALL NOT BE REPRODUCED IN WHOLE OR IN PART, WITHOUT THE EXPRESSED WRITTEN CONSENT OF MHK ARCHITECTURE & PLANNING. © 2021

CONSULTANT:

BONITA PARK DINER
ADAM SMITH
3621 BONITA BEACH ROAD SW
BONITA SPRINGS, FLORIDA 34134

FLORIDA SEAL
REG# AR 16971

NOT FOR CONSTRUCTION

ISSUE	DATE
SPECIAL EXCEPT. RESUB.	05.28.21

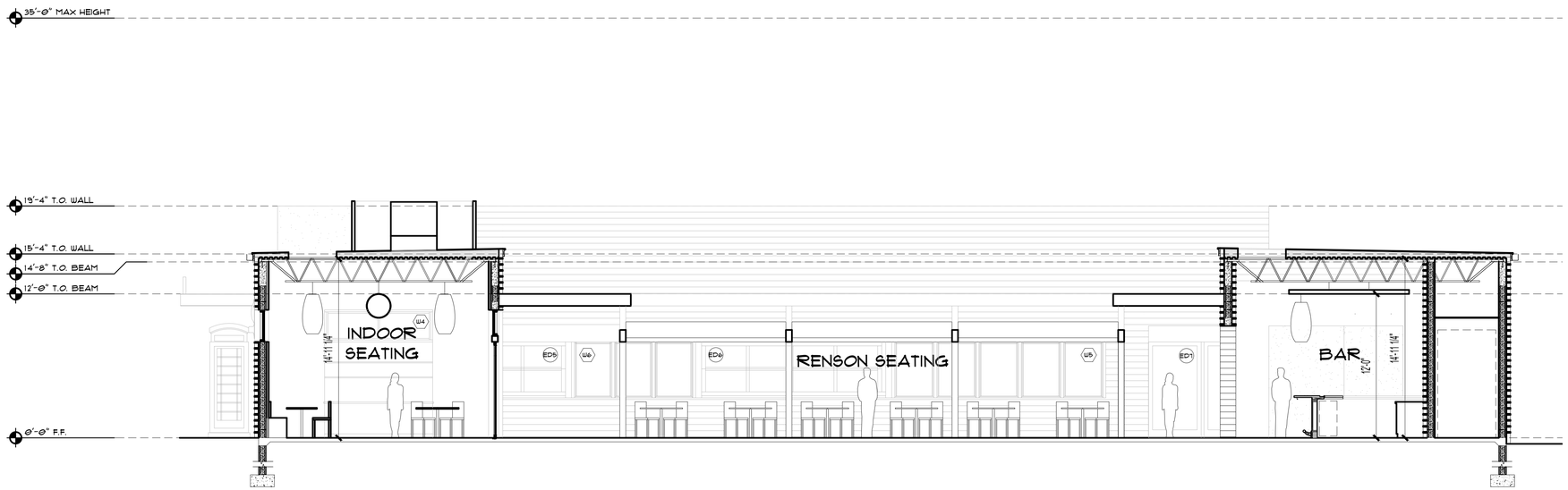
DRAWN BY: MHM
CHECKED BY: MHM

PHASE DD
PR NO 20018

A6

WED 19 MAY 2021 <12:51:59PM EST> \VOLUMES/DROPBOX/20018_3621_BONITA_BEACH_ROAD_LAKE_PARK_DINER_SMITH/ARCHITECTURE/DRAWINGS/CADFILES/BASEFILES/DD2/MHK_20018_3621_BONITA_BEACH_ROAD_DD2_2021-03-25.DWG

WED 19 MAY 2021 <12:52:04PM EST> \\OLUMES/DROPBOX/20018_3621_BONITA_BEACH_ROAD_LAKE_PARK_DINER_SMITH/ARCHITECTURE/DRAWINGS/CADFILES/BASEFILES/DD2/MHK_20018_3621 BONITA BEACH ROAD_DD2_2021-03-25.DWG



BUILDING SECTION 1

SCALE: 3/16" = 1'-0"

MHK ARCHITECTURE & PLANNING

975 6TH AVENUE SOUTH
NAPLES, FLORIDA 34102
PHONE: (239) 919-0786
WWW.MHKAP.COM

THE DRAWING AND DESIGN WITHIN THIS HARD COPY OR DIGITAL FILE IS THE PROPERTY AND CREATION OF MHK ARCHITECTURE & PLANNING. THIS FILE MAY NOT BE REPRODUCED IN WHOLE OR IN PART, WITHOUT THE EXPRESSED WRITTEN CONSENT OF MHK ARCHITECTURE & PLANNING. © 2021

CONSULTANT:

BONITA PARK DINER
ADAM SMITH
3621 BONITA BEACH ROAD SW
BONITA SPRINGS, FLORIDA 34134

FLORIDA SEAL
REG# AR 16971

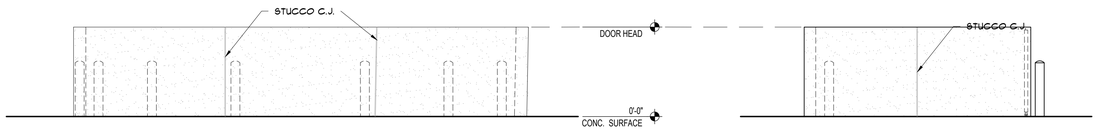
NOT FOR CONSTRUCTION

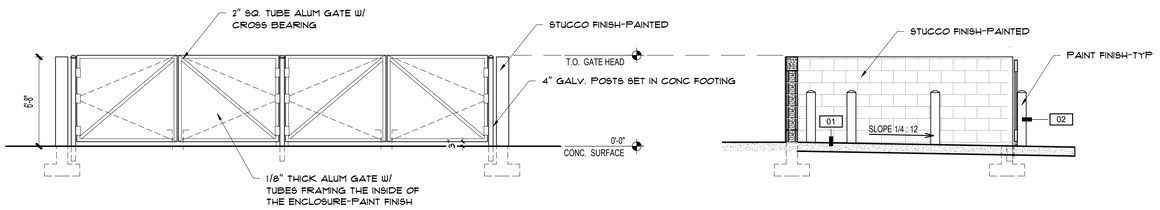
ISSUE	DATE:
SPECIAL EXCEPT. RESUB.	05.28.21

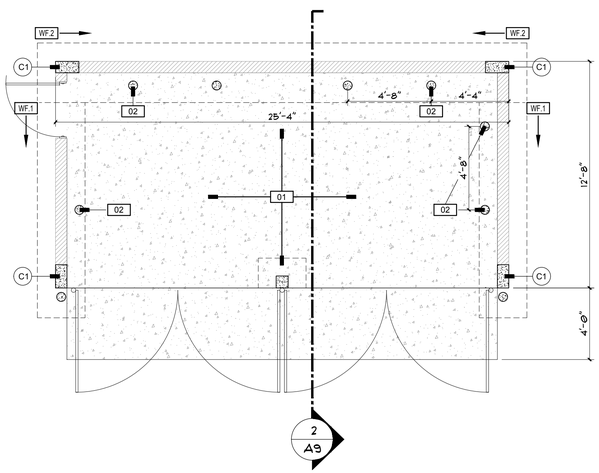
DRAWN BY: MHM
CHECKED BY: MHM

PHASE DD
PR NO 20018

A6.1







LEGEND / NOTES / SYMBOLS.

8" MASONRY SITE WALL :
8X16 NOMINAL MASONRY WALL. VERTICAL REINFORCING #5'S @24" O.C.- CONT. 2-COURSE BOND BEAM W/ (1) #7 IN EACH @ TOP

C1 — 8X16 C.I.P. REINFORCED CONCRETE WITH (6) #6 VERTICAL AND #3 TIES @ 8" O.C. HORIZONTAL TYP. (MIN 1½"COVERAGE) - PILASTER.

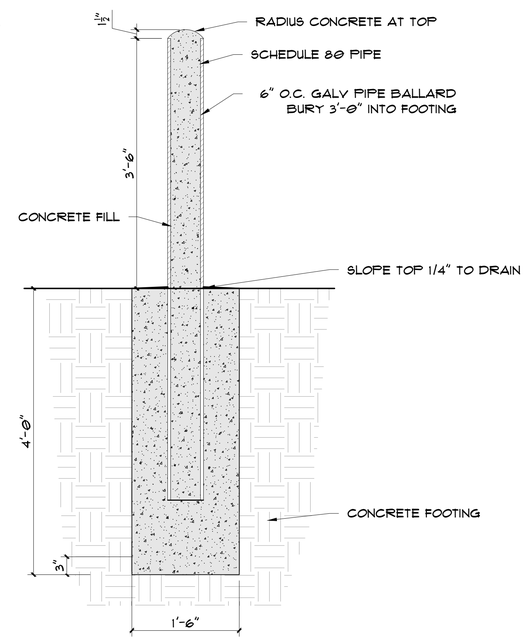
01 — 6" THK. MIN. 3,000 P.S.I. CONCRETE SLAB W/ 6X6 #10/10 WWF OR 'FIBERMESH' REINFORCING OVER 10 MIL 'STEGO' VAPOR BARRIER ON 2,500 P.S.F. BEARING CAPACITY, CLEAN. TERMITE TREATED FILL COMPACTED TO 95% PROCTOR DENSITY.

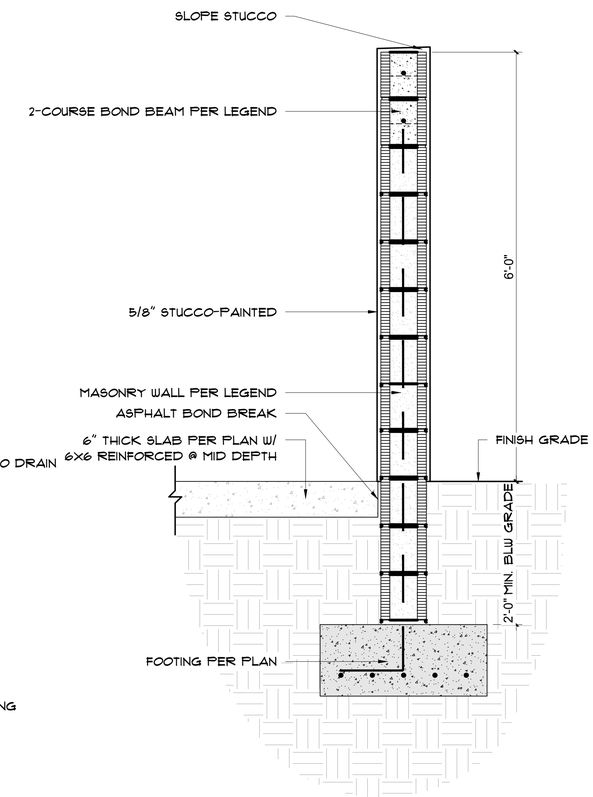
02 — 6" Ø GALV. PIPE BOLLARD FILLED WITH CONCRETE,

WF.1 — 28" WIDE X 12" DEEP CONT. STEM WALL FOOTING W/ (5) #5'S CONT. EQUALLY SPACED AND CENTERED IN FOOTING AND #5 TRANS BARS @ 12" O.C.

WF.2 — 40" WIDE X 12" DEEP CONT. STEM WALL FOOTING W/ (6) #5'S CONT. EQUALLY SPACED AND CENTERED IN FOOTING AND #5 TRANS BARS @ 12" O.C.

GATE HARDWARE SHALL BE HEAVY DUTY ALUM. HINGES, CANE BOLTS W/ RECEIVER TO HOLD GATES IN OPEN AND CLOSED POSITION





DUMPSTER ENCLOSURE PLAN (1)

SCALE: 1/4" = 1'-0"

DUMPSTER ENCLOSURE SECTION (2)

SCALE: 1" = 1'-0"

MHK ARCHITECTURE & PLANNING
975 6TH AVENUE SOUTH
NAPLES, FLORIDA 34102
PHONE: (239) 919-0786
WWW.MHKAP.COM

THE DRAWING AND DESIGN WITHIN THIS HARD COPY OR DIGITAL FILE IS THE PROPERTY AND CREATION OF MHK ARCHITECTURE & PLANNING. MATERIAL MAY NOT BE REPRODUCED IN WHOLE OR IN PART, WITHOUT THE EXPRESSED WRITTEN CONSENT OF MHK ARCHITECTURE & PLANNING. © 2021

CONSULTANT:

BONITA PARK DINER
ADAM SMITH
3621 BONITA BEACH ROAD SW
BONITA SPRINGS, FLORIDA 34134

FLORIDA SEAL
REG# AR 16971

NOT FOR CONSTRUCTION

ISSUE	DATE:
SPECIAL EXCEPT. RESUB.	05.28.21

DRAWN BY: MHM
CHECKED BY: MHM

PHASE DD
PR NO 20018

A9

WED 19 MAY 2021 <12:52:09PM EST> \\VOLUMES/DROPBOX/20018_3621_BONITA_BEACH_ROAD_LAKE_PARK_DINER_SMITH/ARCHITECTURE/DRAWINGS/CADFILES/BASEFILES/DD2/MHK_20018_3621 BONITA BEACH ROAD_DD2_2021-03-25.DWG

BONITA PARK
DINER

BONITA PARK
DINER

BONITA PARK
DINER
BONITA PARK-DINER

BONITA PARK
DINER
BONITA PARK DINER
BY Smith ORGANICS

FOR ILLUSTRATIVE PURPOSES ONLY. NOT FOR CONSTRUCTION. SUBJECT TO CHANGE. COPYRIGHT © MHK ARCHITECTURE AND PLANNING 2021

Bonita Park Diner

Bonita Springs, Florida

SPE20-75174-BOS

MHK ARCHITECTURE & PLANNING

FOR ILLUSTRATIVE PURPOSES ONLY. NOT FOR CONSTRUCTION. SUBJECT TO CHANGE. COPYRIGHT © MHK ARCHITECTURE AND PLANNING 2021

Bonita Park Diner

Bonita Springs, Florida

SPE20-75174-BOS

MHK ARCHITECTURE & PLANNING

FOR ILLUSTRATIVE PURPOSES ONLY. NOT FOR CONSTRUCTION. SUBJECT TO CHANGE. COPYRIGHT © MHK ARCHITECTURE AND PLANNING 2021

Bonita Park Diner

Bonita Springs, Florida

SPE20-75174-BOS

MHK ARCHITECTURE & PLANNING

FOR ILLUSTRATIVE PURPOSES ONLY. NOT FOR CONSTRUCTION. SUBJECT TO CHANGE. COPYRIGHT © MHK ARCHITECTURE AND PLANNING 2021

Bonita Park Diner

Bonita Springs, Florida

SPE20-75174-BOS

MHK ARCHITECTURE & PLANNING

FOR ILLUSTRATIVE PURPOSES ONLY. NOT FOR CONSTRUCTION. SUBJECT TO CHANGE. COPYRIGHT © MHK ARCHITECTURE AND PLANNING 2021

Bonita Park Diner

Bonita Springs, Florida

SPE20-75174-BOS

MHK ARCHITECTURE & PLANNING

FOR ILLUSTRATIVE PURPOSES ONLY. NOT FOR CONSTRUCTION. SUBJECT TO CHANGE. COPYRIGHT © MHK ARCHITECTURE AND PLANNING 2021

Bonita Park Diner

Bonita Springs, Florida

SPE20-75174-BOS

MHK ARCHITECTURE & PLANNING

FOR ILLUSTRATIVE PURPOSES ONLY. NOT FOR CONSTRUCTION. SUBJECT TO CHANGE. COPYRIGHT © MHK ARCHITECTURE AND PLANNING 2021

Bonita Park Diner

Bonita Springs, Florida

SPE20-75174-BOS

MHK ARCHITECTURE & PLANNING

FOR ILLUSTRATIVE PURPOSES ONLY. NOT FOR CONSTRUCTION. SUBJECT TO CHANGE. COPYRIGHT © MHK ARCHITECTURE AND PLANNING, 2021

Bonita Park Diner

Bonita Springs, Florida

SPE20-75174-BOS

MHK ARCHITECTURE & PLANNING

FOR ILLUSTRATIVE PURPOSES ONLY. NOT FOR CONSTRUCTION. SUBJECT TO CHANGE. COPYRIGHT © MHK ARCHITECTURE AND PLANNING 2021

Bonita Park Diner

Bonita Springs, Florida

SPE20-75174-BOS

MHK ARCHITECTURE & PLANNING

FOR ILLUSTRATIVE PURPOSES ONLY. NOT FOR CONSTRUCTION. SUBJECT TO CHANGE. COPYRIGHT © MHK ARCHITECTURE AND PLANNING 2021

Bonita Park Diner

Bonita Springs, Florida

SPE20-75174-BOS

MHK ARCHITECTURE & PLANNING

FOR ILLUSTRATIVE PURPOSES ONLY. NOT FOR CONSTRUCTION. SUBJECT TO CHANGE. COPYRIGHT © MHK ARCHITECTURE AND PLANNING, 2021

Bonita Park Diner

Bonita Springs, Florida

SPE20-75174-BOS

MHK ARCHITECTURE & PLANNING

JMB TRANSPORTATION ENGINEERING, INC.

TRAFFIC/TRANSPORTATION ENGINEERING & PLANNING SERVICES

TRAFFIC IMPACT STATEMENT

Bonita Beach Diner

(City of Bonita Springs, Florida)

November 18, 2020
Revised October 8, 2021

Prepared by:

JMB TRANSPORTATION ENGINEERING, INC.
4711 7TH AVENUE SW
NAPLES, FLORIDA 34119

CERTIFICATE OF AUTHORIZATION NO. 27830

(PROJECT NO. 201112)

JAMES M. BANKS
LICENSE
No 43860
STATE OF FLORIDA
PROFESSIONAL ENGINEER

10-8-2021

JAMES M. BANKS, P.E. DATE
FLORIDA REG. NO. 43860

TABLE OF CONTENTS

DISCLAIMER	**2**
Method I. Conclusions	**3**
Method I. Table A - Project Impacted Downstream Turn Lanes	**5**
Method II. Conclusions (*Based upon City's Requirements)*	**6**
Method II. Table A - Project Impacted Downstream Turn Lanes	**7**
Scope of Project	**8**
Table B - Proposed land Uses	**8**
Figure 1 - Project Location & Roadway Classification	**8.1**
Site Plan	**8.2**
Project Generated Traffic	**9**
Table C - Site Generated Traffic (Method I. and Method II.)	**9**
Method I. Table 1 - Trip Generation Computations	**9.1**
Method II. Table 1 - Trip Generation Computations	**9.2**
Existing + Committed Road Network	**10**
Project Generated Traffic Distribution	**10**
Area of Significant Impact	**10**
Figure 2 - Project Traffic Distribution	**10.1**
Table 2 - Area of Impact/Road Classification (Method I. and Method II.)	**10.2**
Method I. Figure 3 - Project Traffic Assignment	**10.3**
Method II. Figure 3 - Project Traffic Assignment	**10.4**
Site Access Evaluation	**11**
2020 thru 2023 Project Build-out Traffic Conditions	**12**
Table 3 - 2020 & 2023 Link Volumes (Method I. and Method II.)	**12.1**
Table 4 - 2023 Link Volumes/Capacity Analysis (Method I. and Method II.)	**12.2**
Appendix	**13**

DISCLAIMER

The following report was based upon two (2) methodologies, which are identified as Method I. and Method II., and defined as follows:

Method I. JMB accepts full responsibility for the findings and conclusions of this report based upon Method I. results. JMB prepared the TIS based upon standard practices of quantifying background traffic demands and forecasted traffic demands. Also, JMB prepared the TIS based upon ITE's recommended method for estimating trips for a high-turnover restaurant. More specifically, ITE recommends that if the number of seats is known, then estimate trips based upon that variable. If not, then estimate trips based upon the total square footage of the restaurant space. In this case, the total number of seats is known, which is 151 seats, and the total restaurant floor space is 5,068 s.f. For comparison purposes, trips were estimated based upon both variables and the number of seats did yield the greater results.

Method II. JMB does not accept and responsibility for the findings and conclusions of this report based upon Method II. results. The City of Bonita Springs staff required the TIS to evaluate the project's impacts based upon their claim of "vested traffic" which JMB has repeatedly objected to as being grossly inaccurate, but is included in this report as required. More specifically, staff claim there is a total background + vested traffic demand of 29,400 ADT + vested 8,350 = 37,750 AADT on Bonita Beach Road (between Vanderbilt Drive and U.S. 41). Staff instructed JMB to analyze project traffic conditions based upon the provided AADT value having a K factor = 12% and a D factor of 57%. The analysis was performed, but JMB does not agree with staff's methodology.

Also, staff required that the estimated trips be based upon the total size of the restaurant space plus the amount of covered walkway. JMB objects to this method because it is contrary to ITE's guidelines and the covered walkway has no bearing on the number of patrons that will dine at the restaurant. Staff suggested that because the covered walkway was used for determining the number of parking spaces, that it should also be used to estimate trips. Regardless of JMB's stated objections, the report includes this method of estimating trips.

Method I. Conclusions

Based upon the findings of this report, it was determined that the proposed Bonita Beach Diner will not have a significant or adverse impact upon Bonita Beach Road. Furthermore, the new trips generated by Bonita Diner will be a de minimis impact (i.e., less than 1% of the road's adopted capacity) on Bonita Beach Road, except for the segment between the site and U.S. 41. It was determined that the 2023 background traffic on Bonita Beach Road (west of U.S. 41) exceeds the road's adopted maximum service volume capacity (2,040 vphpd) and operates at LOS F. This finding is based upon information provided by the City of Bonita Springs' 2020 Traffic Count Report. Although the road will operate below its adopted LOS standard, Bonita Beach Diner's traffic impacts are below what is defined as significant by the City of Bonita Springs (i.e., less than 2% of the road's adopted LOS capacity) and Bonita Beach Diner does not cause the road to fail.

Based upon project build-out traffic conditions, the report concludes that the project will not create any off-site transportation deficiencies that need to be mitigated. Therefore, the payment of road impact fees is considered mitigation of any and all of the project's off-site road impacts.

Site-Related Roadway Improvements

The project will have one (1) right-in/out access on Bonita Beach Road, which is under the jurisdiction of Lee County Government. Therefore, turn lane warrants were based upon the thresholds set forth by Lee County's Turn Lane Policy AC 11-4. It was determined that a right-ingress turn lane will be required at the site's access on Bonita Beach Road.

Method I. Project's Demand on Downstream Left Turn Lanes

Because the project will be limited to a right-in/out access on Bonita Beach Road, a portion of site-generated traffic will perform upstream and downstream U-turn movements. More specifically, some outbound project trips will perform an eastbound-to-westbound U-turn at the intersection of Windsor Road & Bonita Beach Road and some inbound trips will perform a westbound-to-eastbound U-turn at the intersection of Meadowlark Lane & Bonita Beach Road.

In order to quantify the project's impacts on the left turn lanes at these two (2) intersections, JMB collected left and U-turn movements during hours of the day when the proposed land use (restaurant) will generate its greatest number of trips. On February 11 and February 17, 2021, the turning movement volumes were collected between 11 AM and 2 PM and between 4 PM and 6:30 PM. Also, the observer recorded the frequency and number of queued vehicles in each left turn lane.

Method I. Windsor Road Left Turn Lane

As observed (refer to data provided in the Appendix), the maximum queue that occurred at Windsor Road's left turn lane was three (3) vehicles, which only occurred once. Motorists turning left onto Windsor use the median opening for storage. When the number of vehicles were two (2) or fewer, the queue would be within the median opening and did not extend back into the left turn lane. As a result of the traffic signals to the east of the intersection (i.e., signal at Publix entrance and at U.S. 41) there are extended and frequent gaps in the westbound traffic flow (conflicting movement) which creates numerous and extended periods for motorists to turn left onto Windsor. The observer estimates that about 60% of the motorists turning left did not stop to turn left but rather turned in a free-flow manner.

Method I. Meadowlark Lane Left Turn Lane

As observed (refer to data provided in the Appendix), the maximum queue that occurred at Meadowlark Lane's left turn lane was six (6) vehicles, which only occurred twice. Motorists turning left onto Meadowlark use the median opening for storage. When the number of vehicles were two (2) or fewer, the queue would be within the median opening and did not extend back into the left turn lane. No more than four (4) vehicles were observed queued back into the left turn lane. As a result of the traffic signal to the west of the intersection (i.e., signal at Vanderbilt Drive) there are adequate gaps in the eastbound traffic flow (conflicting movement) which creates numerous and recurring periods for motorists to turn left onto Meadowlark. The observer estimates that about 30% of the motorists turning left did not stop to turn left but rather turned in a free-flow manner.

The left turn lanes' deceleration length will need to meet the minimum standards set forth by Lee County Government (AC-11-4). More specifically, Bonita Beach Road has a posted speed limit of 45 MPH, and therefore, the minimum length of the deceleration lanes will need to be 200' (i.e., 50' taper + 150' deceleration lane). The project's queue demand analysis was performed based upon the Florida Department of Transportation's (FDOT) adopted methodology and the National Cooperative Highway Research Program's Transportation Research Board (NCHR 279 method) as follows:

Q = (2.0) (DHV)(25')/N

Q = turn lane storage
DHV = turn lane volume (*project build-out traffic*)
N = number of traffic signal cycles per hour (N=30 for unsignalized intersections)

Table A provides a summary of the observed existing queue plus the project's queue *(refer to Method I. Figure 3 for the project's U-turn movement volumes)* as well as the existing turn lane lengths vs. the required turn lane lengths. It was determined that the project-impacted left turn lanes at the intersections of Windsor Road & Bonita Beach Road and Meadowlark Lane & Bonita Beach Road are adequate in length and do not need to be extended in order to accommodate the background traffic and the project's traffic.

Method I. Table A
Project Impacted Downstream Turn Lanes

Windsor Left Turn Lane (EB -to- NB)	Meadowlark Left Turn Lane (WB -to- SB)
Req. Decel+ Taper = *200'* *Existing Observed Queue =* *50'* *Additional Queue (23vph) =* *50'* *Required Turn Lane =* ***300'*** Existing Left Turn Lane = 350'	*Req. Decel+ Taper =* *200'* *Existing Observed Queue =* *100'* *Additional Queue (34 vph) =* *50'* *Required Turn Lane =* ***350'*** Existing Left Turn Lane = 350'

Method II. Conclusions (*Based upon City's Requirements)*
Bonita Beach Road (west of U.S. 41) is classified as a four-lane divided arterial having an adopted performance standard of level of service LOS E. A maximum service volume capacity of 2,040 vph for the 100th highest hour peak direction has been established for this road by the City of Bonita Springs. As depicted on Table 4, Bonita Beach Road will have a 2023 background traffic demand of 2,608 vphpd and a *v/c* ratio of 1.28, which is LOS F. Although the road will operate below its adopted LOS standard, Bonita Beach Diner's traffic impacts will be de minimis and does not cause the road to fail.

Site-Related Roadway Improvements
The project will have one (1) right-in/out access on Bonita Beach Road, which is under the jurisdiction of Lee County Government. Therefore, turn lane warrants were based upon the thresholds set forth by Lee County's Turn Lane Policy AC 11-4. It was determined that a right-ingress turn lane will be required at the site's access on Bonita Beach Road.

Method II. Project's Demand on Downstream Left Turn Lanes
Because the project will be limited to a right-in/out access on Bonita Beach Road, a portion of site-generated traffic will perform downstream U-turn movements. More specifically, some outbound project trips will perform an eastbound-to-westbound U-turn at the intersection of Windsor Road & Bonita Beach Road and some inbound trips will perform a westbound-to-eastbound U-turn at the intersection of Meadowlark Lane & Bonita Beach Road.

In order to quantify the project's impacts on the left turn lanes at these two (2) intersections, JMB collected left and U-turn movements during hours of the day when the proposed land use (restaurant) will generate its greatest number of trips. On February 11 and February 17, 2021, the turning movement volumes were collected between 11 AM and 2 PM and between 4 PM and 6:30 PM. Also, the observer recorded the frequency and number of queued vehicles in each left turn lane.

Method II. Windsor Road Left Turn Lane
As observed (refer to data provided in the Appendix), the maximum queue that occurred at Windsor Road's left turn lane was three (3) vehicles, which only occurred once. Motorists turning left onto Windsor use the median opening for storage. When the number of vehicles were two (2) or fewer, the queue would be within the median opening and did not extend back into the left turn lane. As a result of the traffic signals to the east of the intersection (i.e., signal at Publix entrance and at U.S. 41) there are extended and frequent gaps in the westbound traffic flow (conflicting movement) which creates numerous and extended periods for motorists to turn left onto Windsor. The observer estimates that about 60% of the motorists turning left did not stop to turn left but rather turned in a free-flow manner.

Method II. Meadowlark Lane Left Turn Lane

As observed (refer to data provided in the Appendix), the maximum queue that occurred at Meadowlark Lane's left turn lane was six (6) vehicles, which only occurred twice. Motorists turning left onto Meadowlark use the median opening for storage. When the number of vehicles were two (2) or fewer, the queue would be within the median opening and did not extend back into the left turn lane. No more than four (4) vehicles were observed queued back into the left turn lane. As a result of the traffic signal to the west of the intersection (i.e., signal at Vanderbilt Drive) there are adequate gaps in the eastbound traffic flow (conflicting movement) which creates numerous and recurring periods for motorists to turn left onto Meadowlark. The observer estimates that about 30% of the motorists turning left did not stop to turn left but rather turned in a free-flow manner.

The left turn lanes' deceleration length will need to meet the minimum standards set forth by Lee County Government (AC-11-4). More specifically, Bonita Beach Road has a posted speed limit of 45 MPH, and therefore, the minimum length of the deceleration lanes will need to be 200' (i.e., 50' taper + 150' deceleration lane). The project's queue demand analysis was performed based upon the Florida Department of Transportation's (FDOT) adopted methodology and the National Cooperative Highway Research Program's Transportation Research Board (NCHR 279 method) as follows:

Q = (2.0) (DHV)(25')/N

Q = turn lane storage
DHV = turn lane volume (*project build-out traffic*)
N = number of traffic signal cycles per hour (N=30 for unsignalized intersections)

Table A provides a summary of the observed existing queue plus the project's queue *(refer to Method II. Figure 3 for the project's U-turn movement volumes)* as well as the existing turn lane lengths vs. the required turn lane lengths. It was determined that the project-impacted left turn lanes at the intersections of Windsor Road & Bonita Beach Road and Meadowlark Lane & Bonita Beach Road are adequate in length and do not need to be extended in order to accommodate the background traffic and the project's traffic. *Note, JMB concludes that extending the westbound-to-southbound left turn lane at the Meadowlark Lane intersection by 25' will not yield a notable benefit to the public and the turn lane's marginal shortfall of meeting the standard does not pose a threat to public safety.*

Method II. Table A
Project Impacted Downstream Turn Lanes

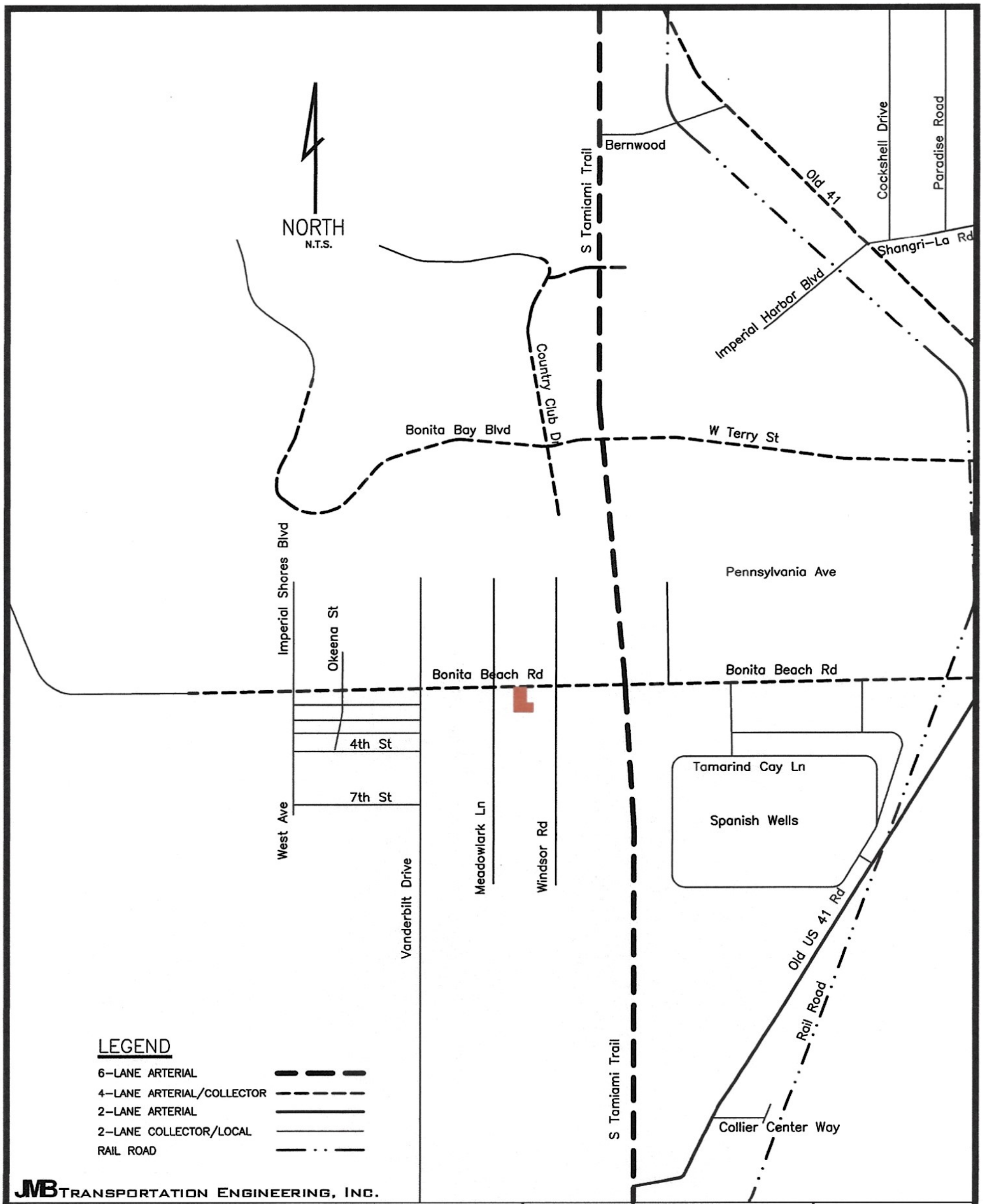
Windsor Left Turn Lane (EB -to- NB)		Meadowlark Left Turn Lane (WB -to- SB)	
Req. Decel+ Taper =	*200'*	*Req. Decel+ Taper =*	*200'*
Existing Observed Queue =	*50'*	*Existing Observed Queue =*	*100'*
Additional Queue (21vph) =	*50'*	*Additional Queue (38vph) =*	*75'*
Required Turn Lane =	***300'***	*Required Turn Lane =*	***375'***
Existing Left Turn Lane = 350'		Existing Left Turn Lane = 350'	

Scope of Project

Bonita Beach Diner is a proposed restaurant land use that will consist of 5,068 s.f. of indoor/outdoor floor space having a seating capacity of 151 indoor/outdoor seats. Also, the project will construct a covered walkway that will be 1,838 s.f. The site is located on the south side of Bonita Beach Road and approximately 2,000' west of U.S. 41, within the City of Bonita Springs. The project proposes to have one (1) right-in/out access on Bonita Beach Road. For additional detail, refer to the site development plans prepared by Grady Minor.

Table B
Proposed Land Uses

Proposed Land Use	Size
Restaurant	**151 indoor/outdoor/seats** **5,068 s.f.** (indoor/outdoor space)
Covered Walkway	**1,838 s.f.**



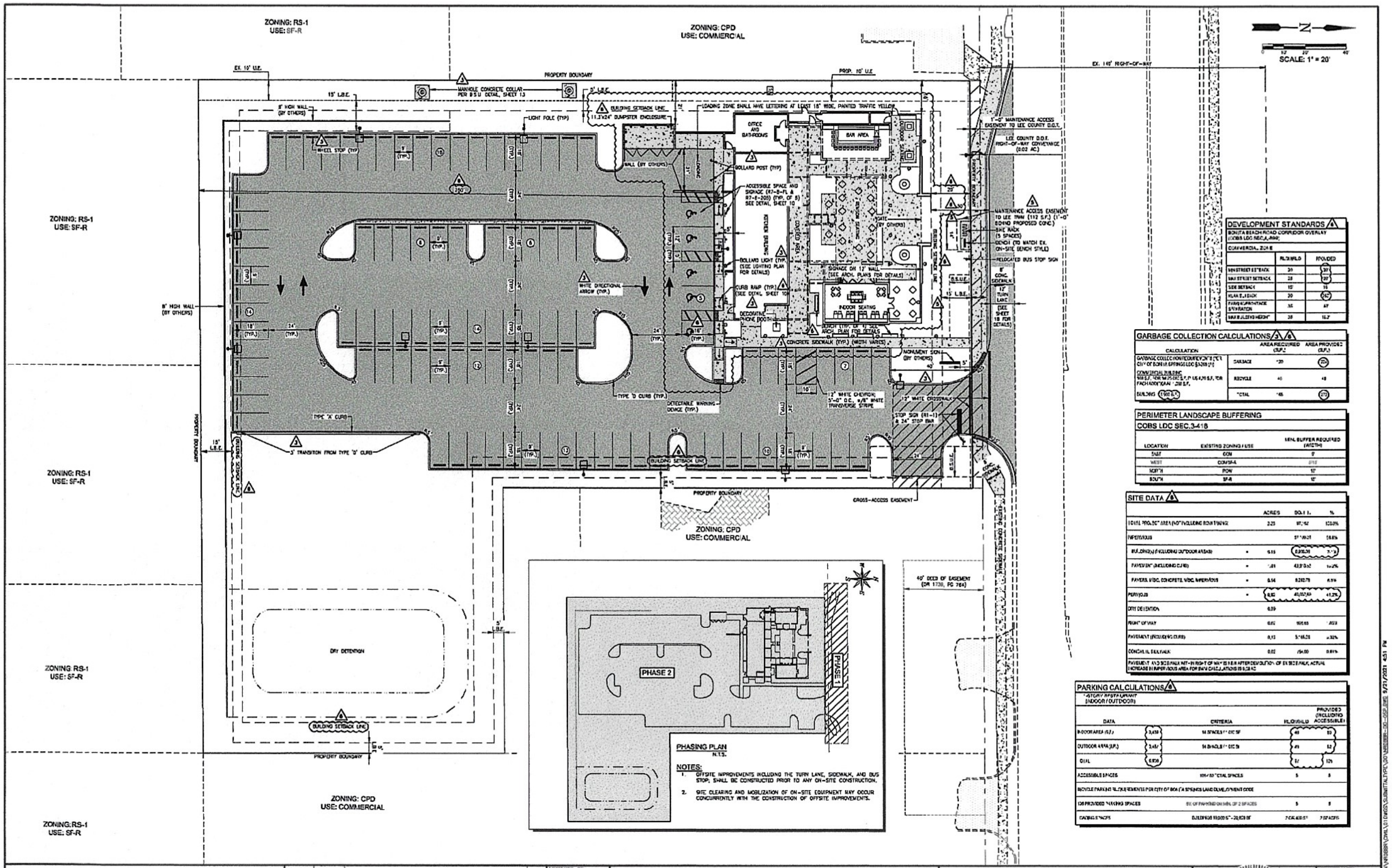
Bonita Beach Diner

November 12, 2020

Project Location & Roadway Classification

FIGURE 1

8.2



DEVELOPMENT STANDARDS

BONITA BEACH ROAD CORRIDOR OVERLAY (COBS LDC SEC.4.-###)

COMMERCIAL ZONE

	REQUIRED	PROVIDED
MIN STREET SETBACK	30	37'
MAX STREET SETBACK	35	37'
SIDE SETBACK	15'	15
REAR SETBACK	30	54'
PARKING/FRONTAGE SEPARATION	35	47
MAX BUILDING HEIGHT*	35	16.7'

GARBAGE COLLECTION CALCULATIONS

CALCULATION		AREA REQUIRED (SF.)	AREA PROVIDED (SF.)
GARBAGE COLLECTION REQUIREMENTS PER CITY OF BONITA SPRINGS LDC §3.2.8.1.1	GARBAGE	120	225
COMMERCIAL BUILDING 500 S.F. FOR NET 25-SEAT S.F. P. US 4,216 S.F. FOR FACADE/FOAM 1,208 S.F.	RECYCLE	45	48
BUILDING (1,500 S.F.)	TOTAL	165	273

PERIMETER LANDSCAPE BUFFERING

COBS LDC SEC.3-418

LOCATION	EXISTING ZONING / USE	MIN. BUFFER REQUIRED (WIDTH)
EAST	CON	0'
WEST	CONSF-R	[illegible]
NORTH	ROW	10'
SOUTH	SF-R	10'

SITE DATA

		ACRES	SQ. FT.	%
TOTAL PROJECT AREA (NOT INCLUDING ROW TAKING)		2.23	97,192	100.0%
IMPERVIOUS			57,149.21	58.8%
BUILDING(S) (INCLUDING OUTDOOR AREAS)	+	0.18	8,000.30	8.2%
PAVEMENT (INCLUDING CURB)	+	1.01	43,973.52	45.2%
PAVERS, MSC, CONCRETE, MSC, IMPERVIOUS	+	0.14	6,202.79	6.3%
PERVIOUS	-	0.92	40,057.69	41.2%
CITY DETENTION		0.59		
RIGHT OF WAY		0.02	905.65	0.02
PAVEMENT (INCLUDING CURB)		0.12	5,116.26	0.12%
CONCRETE SIDEWALK		0.02	754.00	0.01%

PAVEMENT AND SIDEWALK NOT IN RIGHT OF WAY IS N/A AFTER DEVELOPMENT. OF EX. SIDEWALK, ACTUAL INCREASE IN IMPERVIOUS AREA FOR SWM CALCULATIONS IS 0.08 AC

PARKING CALCULATIONS

*CATERY RESTAURANT (INDOOR / OUTDOOR)

DATA		CRITERIA	REQUIRED	PROVIDED (INCLUDING ACCESSIBLE)
INDOOR AREA (S.F.)	2,438	14 SPACES / 1,000 SF	49	53
OUTDOOR AREA (S.F.)	3,487	14 SPACES / 1,000 SF	49	52
TOTAL	5,925		97	105
ACCESSIBLE SPACES		101 - 150 TOTAL SPACES	5	5
BICYCLE PARKING REQUIREMENTS PER CITY OF BONITA SPRINGS LAND DEVELOPMENT CODE				
105 PROVIDED PARKING SPACES		5% OF PARKING ON MIN. OF 2 SPACES	5	5
DINING SPACES		BUILDINGS 10,000 SF - 20,000 SF	7 OR 0.05 *	7 SPACES

LEGEND

EX. PAVEMENT
PROP. PAVEMENT
EX. SIDEWALK
PROP. SIDEWALK/CONCRETE
ROW TAKING
CROSS ACCESS EASEMENT
DENOTES # OF PARKING SPACES
EX. / PROP. / W.A.E. / PROP. / TYP. — EXISTING / PROPOSED RIGHT OF WAY / MAINTENANCE ACCESS EASEMENT / PROPOSED / TYPICAL

Revision	Date	Description	By
6	08/2021	REVISED PER UPDATED ARCHITECTURAL PLANS	K.L.M.
5	08/2021	REVISED R.O.W. TAKING AND MAINTENANCE AND ACCESS EASEMENT	K.L.M.
3	06/2021	REVISED PER CITY OF BONITA SPRINGS AND B.S.U. COMMENTS	K.L.M.

DESIGNED BY: JD
DRAWN BY: G.K./SET/K.L.M.
APPROVED: MTH
JOB CODE: NRCOBR
SCALE: 1" = 20'

GradyMinor

Civil Engineers • Land Surveyors • Planners • Landscape Architects
Cert. of Auth. EB 0003151 Cert. of Auth. LB 0003151

G. Grady Minor and Associates, P.A.
3800 Via Del Rey
Bonita Springs, Florida 34134

Bonita Springs: 239.947.1144 www.GradyMinor.com Fort Myers: 239.690.1300

BONITA BEACH DINER

SITE, SIGNING AND MARKING PLAN

ELEVATIONS SHOWN HEREON ARE BASED UPON NORTH AMERICAN VERTICAL DATUM 1988 (NAVD '88) CONVERSION FACTOR TO NATIONAL GEODETIC VERTICAL DATUM 1929 (NGVD '29) IS (+) 1.24

MICHAEL THOMAS HERPER — No. 60110 — STATE OF FLORIDA — PROFESSIONAL ENGINEER — MICHAEL THOMAS HERPER — FLORIDA LICENSE No. 60110

MUNICIPALITY: CITY OF BONITA SPRINGS
SEC/TWNSHP/RNG: 04/48S/25E
DATE: OCTOBER 2020
SUBMITTAL TYPE: DO

SHEET 5 OF 16

G:\ENGINEERING\PROJ-ENG\VVVROBBRY\DWG\10\DWGS\SUBMITTALTYPE\DO\VARIOUS-DO-DISP.DWG 9/21/2021 4:51 PM

Project Generated Traffic

Traffic that can be expected to be generated by the project was estimated based upon the guidelines established by the Institute of Transportation Engineers, Trip Generation Manual, 10th Edition. That is, historical traffic data collected at similar land uses was relied upon in estimating the project's traffic. It was concluded that land use code High-Turnover Restaurant (LUC 932) was most appropriate in estimating the proposed land use trips. Note, **Method I.** trips were estimated based upon the indoor/outdoor seating capacity. **Method II.** trips were estimated based upon the size of the restaurant's indoor/outdoor floor space plus the size fo the covered walkway.

Method I. It was determined that the proposed development will generate 67 vph and 83 vph trips during the AM and PM peak hours, respectively. **Method II.** It was determined that the proposed development will generate 73 vph and 90 vph trips during the AM and PM peak hours, respectively. Table 1 provides a detail of the calculations that were performed in estimating the site-generated trips, and the results are summarized below in Table C.

Method I. & Method II. Table C
Site-Generated Trips Generated

	New Daily (ADT)	New AM Peak Hour (vph)	New PM Peak Hour (vph)
Method I. Trips	**495**	**67**	**83**
Method II. Trips	**581**	**73**	**90**

METHOD I. TABLE 1

TRIP GENERATION COMPUTATIONS

Bonita Beach Diner

Land Use Code	Land Use Description	Build Schedule
932	**High-Turnover Restaurant**	151 seats
932	*High-Turnover Restaurant*	*5,068 s.f.*

Land Use Code	Trip Period	Trip Generation Equation (Based upon Seats)	Total Trips	Trips Enter/Exit
LUC 932	Daily Traffic (ADT) =	T= 4.37(X) =	**660 ADT**	
	AM Peak Hour (vph) =	T= 0.59(X) =	**89 vph**	53 / 36 vph
		60% Enter/ 40% Exit =		
	PM Peak Hour (vph) =	T= 0.73(X) =	**110 vph**	57 / 53 vph
		52% Enter/ 48% Exit =		

Pass-by Trips per ITE= 43% 25% Pass-by Rate

	New Daily Traffic (ADT) =	(ADT) x (% of New Trips)	**495 ADT**	
	New AM Peak Hour (vph) =	(AM) x (% of New Trips)	**67 vph**	40 / 27 vph
		52% Enter/ 48% Exit =		
	New PM Peak Hour (vph) =	(PM) x (% of New Trips)	**83 vph**	43 / 40 vph
		57% Enter/ 43% Exit =		

****

Land Use Code	Trip Period	Trip Generation Equation (Based upon S.F.)	Total Trips	Trips Enter/Exit
LUC 932	*Daily Traffic (ADT) =*	*T= 112.18(X) =*	*569 ADT*	
	AM Peak Hour (vph) =	*T= 14.04(X) =*	*71 vph*	*41 / 31 vph*
		57% Enter/ 43% Exit =		
	PM Peak Hour (vph) =	*T= 17.41(X) =*	*88 vph*	*46 / 42 vph*
		52% Enter/ 48% Exit =		

Pass-by Trips per ITE= 43% 25% Pass-by Rate

	New Daily Traffic (ADT) =	*(ADT) x (% of New Trips)*	*426 ADT*	
	New AM Peak Hour (vph) =	*(AM) x (% of New Trips)*	*53 vph*	*30 / 23 vph*
		55% Enter/ 45% Exit =		
	New PM Peak Hour (vph) =	*(PM) x (% of New Trips)*	*66 vph*	*34 / 32 vph*
		62% Enter/ 38% Exit =		

METHOD II. TABLE 1

TRIP GENERATION COMPUTATIONS

Bonita Beach Diner

Land Use Code	Land Use Description	Build Schedule
932	*High-Turnover Restaurant*	*151 seats*
932	**High-Turnover Restaurant**	6,906 s.f.

Land Use Code	Trip Period	Trip Generation Equation (Based upon Seats)	Total Trips	Trips Enter/Exit
LUC 932	*Daily Traffic (ADT) =*	*T= 4.37(X) =*	*660 ADT*	
	AM Peak Hour (vph) =	*T= 0.59(X) =*	*89 vph*	*53 / 36 vph*
		60% Enter/ 40% Exit =		
	PM Peak Hour (vph) =	*T= 0.73(X) =*	*110 vph*	*57 / 53 vph*
		52% Enter/ 48% Exit =		

Pass-by Trips per ITE= 43% *25% Pass-by Rate*

New Daily Traffic (ADT) =	*(ADT) x (% of New Trips)*	*495 ADT*	
New AM Peak Hour (vph) =	*(AM) x (% of New Trips)*	*67 vph*	*40 / 27 vph*
	52% Enter/ 48% Exit =		
New PM Peak Hour (vph) =	*(PM) x (% of New Trips)*	*83 vph*	*43 / 40 vph*
	57% Enter/ 43% Exit =		

****

Land Use Code	Trip Period	Trip Generation Equation (Based upon S.F.)	Total Trips	Trips Enter/Exit
LUC 932	Daily Traffic (ADT) =	T= 112.18(X) =	**775 ADT**	
	AM Peak Hour (vph) =	T= 14.04(X) =	**97 vph**	55 / 42 vph
		57% Enter/ 43% Exit =		
	PM Peak Hour (vph) =	T= 17.41(X) =	**120 vph**	63 / 58 vph
		52% Enter/ 48% Exit =		

Pass-by Trips per ITE= 43% 25% Pass-by Rate

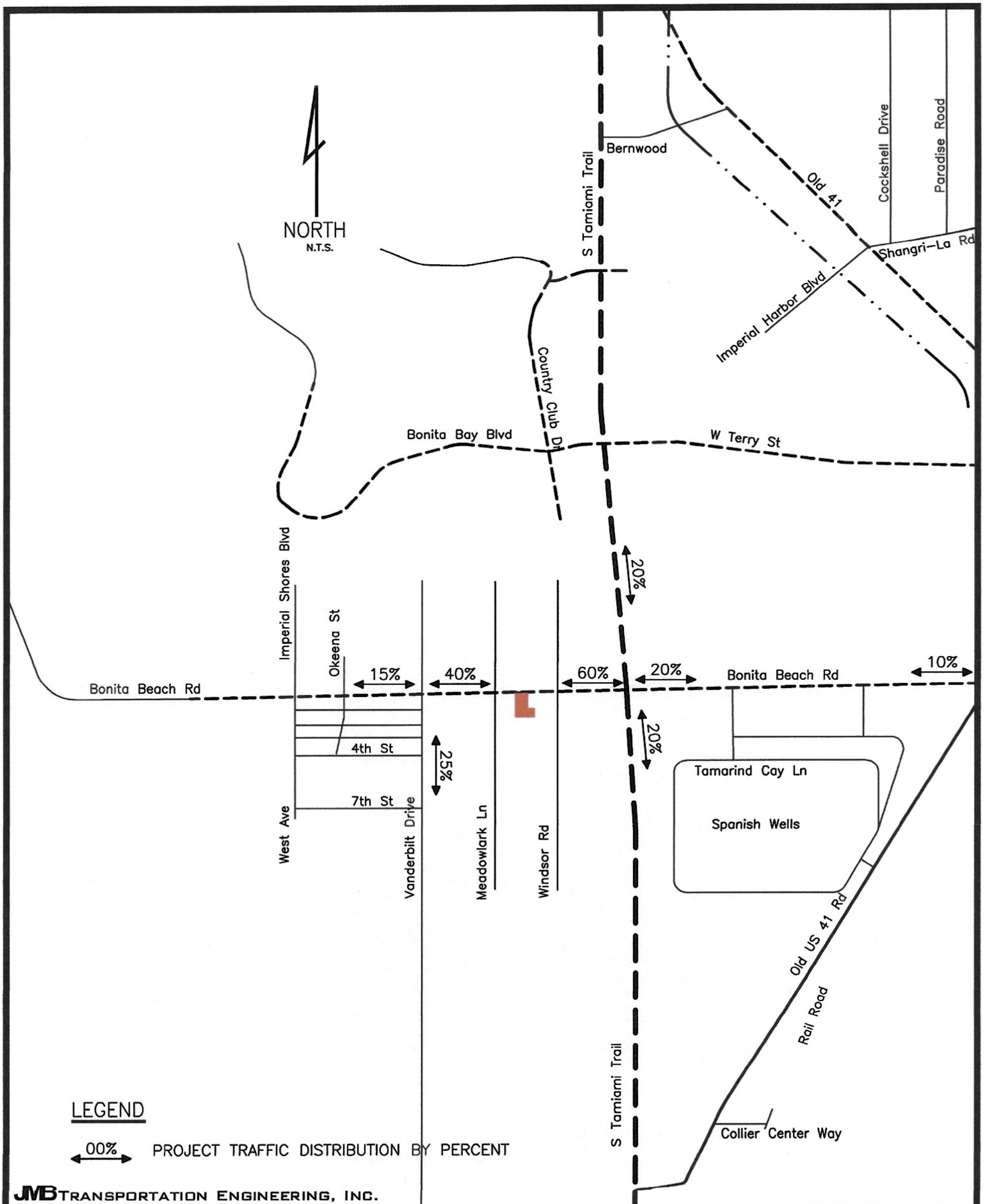
New Daily Traffic (ADT) =	(ADT) x (% of New Trips)	**581 ADT**	
New AM Peak Hour (vph) =	(AM) x (% of New Trips)	**73 vph**	41 / 31 vph
	55% Enter/ 45% Exit =		
New PM Peak Hour (vph) =	(PM) x (% of New Trips)	**90 vph**	47 / 43 vph
	62% Enter/ 38% Exit =		

Existing + Committed Roadway Conditions
Figure 1 and Table 2 depict the project's surrounding roadway conditions.

Bonita Beach Road (west of U.S. 41) is classified as a four-lane divided arterial having an adopted performance standard of level of service LOS E. A maximum service volume capacity of 2,040 vph for the 100th highest hour peak direction has been established for this road by the City of Bonita Springs. Within proximity of the site, Bonita Beach Road has a posted speed limit of 45 MPH.

Project Generated Traffic Distribution
The project's traffic was distributed to the surrounding roadway network based upon logical means of ingress/egress, current and future traffic patterns in the area, nearby demographics and commercial land uses. Figure 2 and Table 2 provide a detail of the traffic distributions based on a percentage basis. Table 2 also details the project traffic distribution by volume. Figure 3 provides a detail of the estimated turning movement volumes at the site's access on Bonita Beach Road, and U-turn movements at the intersections of Meadowlark Lane & Bonita Beach Road and Windsor Road & Bonita Beach Road.

Area of Significant Impact
The project's area of significant impact was determined based upon the City of Bonita Springs' 2%, 2% and 3% criteria (i.e., if the project's traffic is 2% or more of a roadway's adopted level of service capacity, then the project has a significant impact upon that link). Table 2 describes the project traffic distributions and the level of impact on the surrounding roadways. As determined, no roadways will be significantly impacted by the project.



Bonita Beach Diner

February 18, 2021

Project-Generated Traffic Distribution

FIGURE 2

SPE20-75174-BOS

METHOD I. TABLE 2
PROJECT'S AREA OF IMPACT

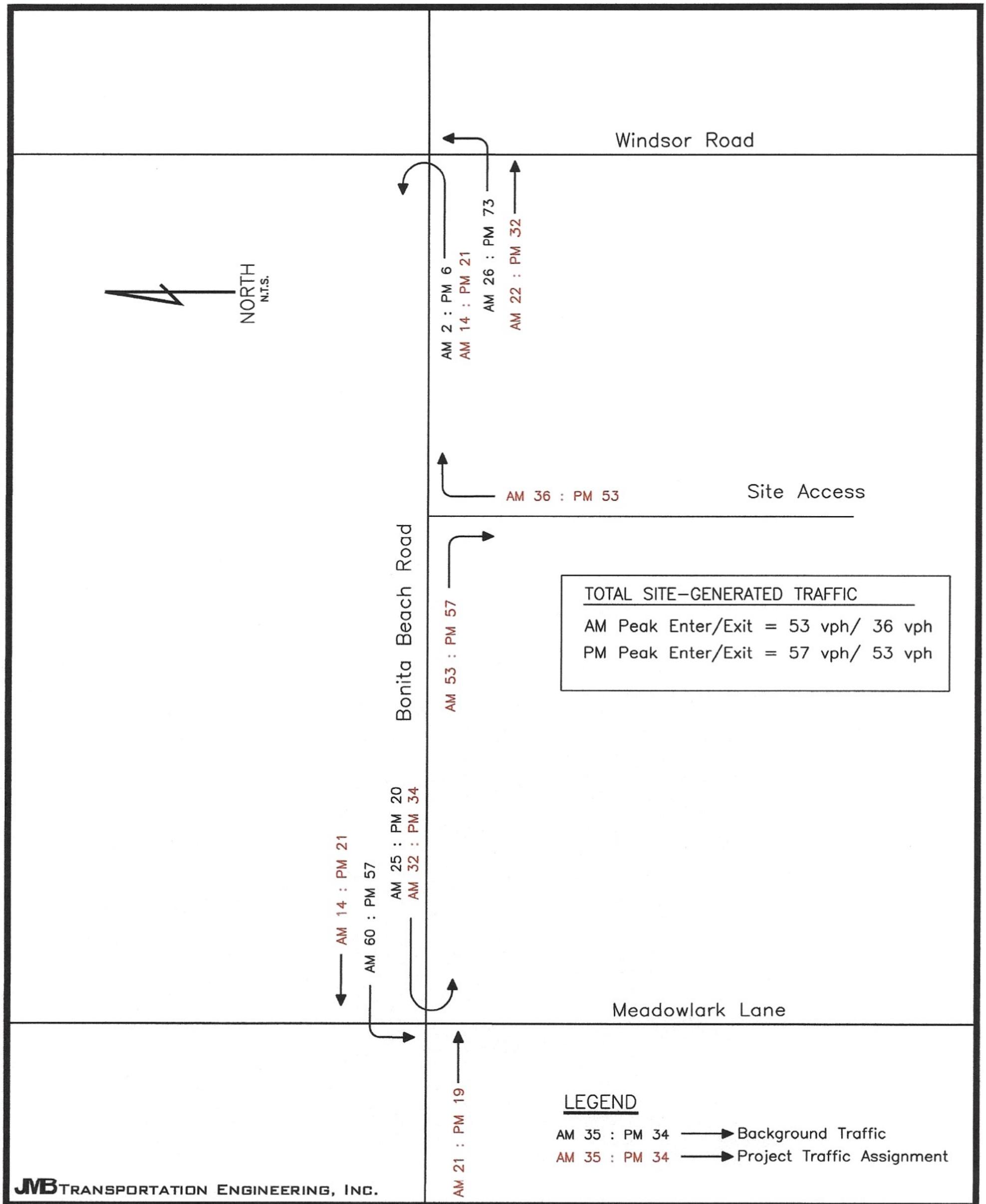
Project Traffic Peak Hour Peak Direction (vphpd) = 43

		Station No.	Road Class	Project Traffic % Distribution	Project Traffic PK Direction Volume (vph)	Adopted Service Volume Pk Direction (vphpd)	Project's Percentage Impact	Significant Impact
Bonita Beach Rd	W. of Vanderbilt Dr	0007	4LD	15%	6	2040	0.32%	NO
	W. of Site	0016	4LD	40%	17	2040	0.84%	NO
	W. of U.S. 41	0016	4LD	60%	26	2040	1.26%	NO
	W. of Arroyal	0006	4LD	20%	9	2040	0.42%	NO
	E. of Arroyal	1229	4LD	15%	6	2040	0.32%	NO
	W. of Old 41	0005	4LD	10%	4	2040	0.21%	NO
U.S. 41	N. of Bonita Beach Road	0010	6LD	20%	9	3020	0.28%	NO
	S. of Bonita Beach Road	0009	6LD	20%	9	2740	0.31%	NO
Vanderbilt Drive	S. of Bonita Beach Rd	Collier 114	2LN	25%	11	1000	1.08%	NO

METHOD II. TABLE 2
PROJECT'S AREA OF IMPACT

Project Traffic Peak Hour Peak Direction (vphpd) = 47

		Station No.	Road Class	Project Traffic % Distribution	Project Traffic PK Direction Volume (vph)	Adopted Service Volume Pk Direction (vphpd)	Project's Percentage Impact	Significant Impact
Bonita Beach Rd	W. of Vanderbilt Dr	0007	4LD	15%	7	2040	0.35%	NO
	W. of Site	0016	4LD	40%	19	2040	0.92%	NO
	W. of U.S. 41	0016	4LD	60%	28	2040	1.38%	NO
	W. of Arroyal	0006	4LD	20%	9	2040	0.46%	NO
	E. of Arroyal	1229	4LD	15%	7	2040	0.35%	NO
	W. of Old 41	0005	4LD	10%	5	2040	0.23%	NO
U.S. 41	N. of Bonita Beach Road	0010	6LD	20%	9	3020	0.31%	NO
	S. of Bonita Beach Road	0009	6LD	20%	9	2740	0.34%	NO
Vanderbilt Drive	S. of Bonita Beach Rd	Collier 114	2LN	25%	12	1000	1.18%	NO

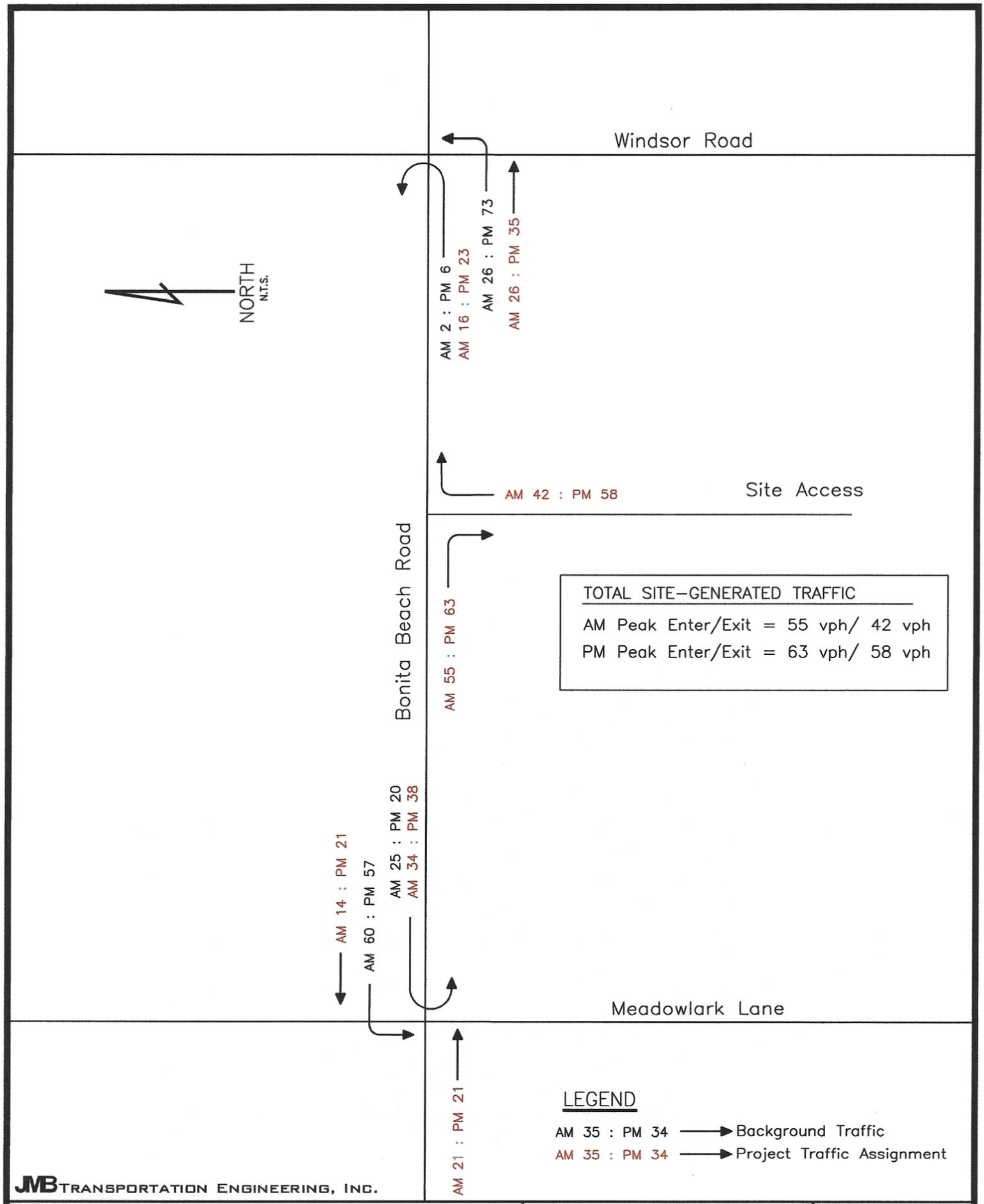


Bonita Beach Diner

October 8, 2021

Project-Generated Traffic Assignment

METHOD I. FIGURE 3



Bonita Beach Diner

October 8, 2021

Project-Generated Traffic Assignment

METHOD II. FIGURE 3

Site Access Evaluation

The following right turn lane warrant analysis was performed for the project's access on Bonita Beach Road pursuant to the guidelines set forth by the Lee County Turn Lane Policy.

Site Access @ Bonita Beach Road
Right Decel/Turn Lane Warrants for an Arterial

		Yes	No
V.A.1.	Posted speed warrant is 35 MPH or greater *(Posted speed on Bonita Beach Road is 45MPH)*	X	
V.A.2.	Right turn volume is equal to or greater than 30 vph *(Right turn volume is more than 30 vph)*	X	
V.A.3.	Available Sight Distance *(There are no sight distance constraints)*		X
V.A.4.	Designated Controlled Access Facility *(Bonita Beach Road is not a controlled access facility)*		X
V.A.5.	Traffic Signal Devices *(There are no traffic signal devices)*		X

Two or more right turn lane warrants satisfied: **Yes**

2020 thru 2023 Project Build-out Traffic Conditions
In order to establish 2020 thru 2023 project build-out conditions, traffic count data was adjusted for peak season conditions, peak hour conditions, peak hour (K30), peak direction (D Factor), and then an annual growth rate was applied to forecast future volumes. The peak season/peak hour/peak direction volumes, which are depicted on Table 3, were obtained from the City of Bonita Springs 2020 Traffic Count Report. The annual growth rate was derived from historical traffic counts also described in the Traffic Count Report. After the background data was established, the project generated traffic was added to the 2023 traffic volumes. Table 4 provides a summary of the anticipated 2020 thru 2023 traffic conditions.

It was determined that the proposed Bonita Diner will not have a significant or adverse impact upon Bonita Beach Road. Furthermore, the new trips generated by Bonita Diner will be a de minimis impact (i.e., less than 1% of the road's adopted capacity) on Bonita Beach Road, except for the segment between the site and U.S. 41. It was determined that the 2023 background traffic on Bonita Beach Road (west of U.S. 41) exceeds the road's adopted maximum service volume capacity (2,040 vphpd) and operates at LOS F. This finding is based upon information provided by the City of Bonita Springs' 2020 Traffic Count Report. Although the road will operate below its adopted LOS standard, Bonita Beach Diner's traffic impacts are below what is defined as significant by the City of Bonita Springs (i.e., less than 2% of the road's adopted LOS capacity) and Bonita Diner does not cause the road to fail.

Based upon project build-out traffic conditions, the report concludes that the project will not create any off-site transportation deficiencies that need to be mitigated. Therefore, the payment of road impact fees is considered mitigation of any and all of the project's off-site road impacts.

City of Bonita Springs' Vested Traffic Methodology
The City of Bonita Springs' staff claim there is a total background + vested traffic demand of 29,400 ADT + vested 8,350 = 37,750 AADT on Bonita Beach Road (between Vanderbilt Drive and U.S. 41). Staff instructed JMB to analyze project traffic conditions based upon the provided AADT value having a K factor = 12% and a D factor of 57%. The analysis was performed, but JMB does not agree with staff's methodology.

Bonita Beach Road (west of U.S. 41) is classified as a four-lane divided arterial having an adopted performance standard of level of service LOS E. A maximum service volume capacity of 2,040 vph for the 100th highest hour peak direction has been established for this road by the City of Bonita Springs. As depicted on Table 4, Bonita Beach Road will have a 2023 background traffic demand of 2,608 vphpd and a *v/c* ratio of 1.28, which is LOS F. Although the road will operate below its adopted LOS standard, Bonita Diner's traffic impacts will be de minimis and does not cause the road to fail.

APPENDIX

Support Documents

SPE20-75174-BOS

METHOD I. TABLE 3
ROADWAY LINK VOLUMES

Results based upon City's Traffic Counts w/o Vested Traffic

		Station No.	Base yr Traffic Count (ADT)	2020 Traffic Count (ADT)	Years of Growth	Growth Rate	Min. Growth Rate	K Fact	D Fact	2020 Peak Hour PK Direction (VPHPD)	2021 Peak Hour PK Direction (VPHPD)	2023 Peak Hour PK Direction (VPHPD)
Bonita Beach Rd	W. of Vanderbilt Dr	0007	25300	28600	3	4.17%	4.17%	12.0%	57.0%	1956	2038	2211
	W. of Site	0016	25700	29400	5	2.73%	2.73%	12.0%	57.0%	2011	2066	2180
	W. of U.S. 41	0016	25700	29400	5	2.73%	2.73%	12.0%	57.0%	2011	2066	2180

METHOD II. TABLE 3
ROADWAY LINK VOLUMES

Results based upon City's Traffic Counts w/ Vested Traffic

		Station No.	2020 Traffic (ADT)	Vested Traffic (ADT)	Background Traffic + Vested (ADT)	K Factor	D Factor	2023 Peak Hour PK Direction (VPHPD)
Bonita Beach Rd	W. of Vanderbilt Dr	0007	28600	8350	36950	12.0%	57.0%	2527
	W. of Site	0016	29400	8350	37750	12.0%	57.0%	2582
	W. of U.S. 41	0016	29400	8350	37750	12.0%	57.0%	2582

SPE20-75174-BOS

METHOD I. TABLE 4
CONCURRENCY ROADWAY LINK VOLUME & CAPACITY ANALYSIS

Results based upon City's Traffic Counts w/o Vested Traffic

		Station No.	2020 Peak Hour PK Direction (vphpd)	2020 Peak Hour PK Direction LOS	2023 Peak Hour PK Direction (vphpd)	2023 Peak Hour PK Direction LOS	Project Peak Hour PK Direction (vphpd)	2023 Total Pk Hr Peak Season PK Direction (vphpd)	LOS E Service Vol. Peak Hour PK Direction (vphpd)	v/c Ratio	2023 Build-Out Peak Hour PK Direction LOS
Bonita Beach Rd	W. of Vanderbilt Dr	0007	1956	D	2211	F	6	2218	2040	1.09	F
	W. of Site	0016	2011	E	2180	F	17	2197	2040	1.08	F
	W. of U.S. 41	0016	2011	E	2180	F	26	2206	2040	1.08	F

12.27

METHOD II. TABLE 4
CONCURRENCY ROADWAY LINK VOLUME & CAPACITY ANALYSIS

Results based upon City's Traffic Counts w/ Vested Traffic

			2023 Peak Hour PK Direction (VPHPD)	Project Peak Hour PK Direction (vphpd)	2023 Total Pk Hr Peak Season PK Direction (vphpd)	LOS E Service Vol. Peak Hour PK Direction (vphpd)	v/c Ratio	2023 Build-Out Peak Hour PK Direction LOS
Bonita Beach Rd	W. of Vanderbilt Dr	0007	2527	7	2534	2040	1.24	F
	W. of Site	0016	2582	19	2601	2040	1.27	F
	W. of U.S. 41	0016	2582	28	2610	2040	1.28	F

SPE20-75174-BOS

TABLE 1 2020 TRAFFIC COUNT SUMMARY
CITY OF BONITA SPRINGS, FL

FTE Station Number	Reference Lee County Station Number	Location	Start Date	Direction 1 and 2	3 Day Average Direction 1	3 Day Average Direction 2	ADT Direction 1 and 2	FDOT Seasonal Factor	AADT Direction 1 and 2	K Factor from Lee County	D Factor from Lee County	Peak Hour Two-way Service Volumes	Level Of Service (LOS)	Lee County PCS
1224	496	Arroyal Rd N of Bonita Beach Rd	3-Mar-20	N/S	3020	3741	6761	0.93	6300	10%	51%	630	D	42
0005	N/A	Bonita Beach Rd between Wisconsin & Michigan St	3-Mar-20	E/W	16672	16945	33617	0.93	31300	10%	51%	3130	C	42
0016	7	Bonita Beach Rd E. of Vandebilt Dr	3-Mar-20	E/W	15765	15884	31649	0.93	29400	12%	57%	3528	E	7
1229	221	Bonita Beach Rd East of Arroyal Rd	3-Mar-20	E/W	18264	19892	38156	0.93	35500	10%	51%	3550	C	42
0006	N/A	Bonita Beach Rd W. of Arroyal Rd	3-Mar-20	E/W	19345	18228	37573	0.93	34900	11%	60%	3839	C	92
1230	N/A	Bonita Beach W of Race Track Rd	3-Mar-20	E/W	22698	22023	44721	0.93	41600	10%	51%	4160	C	42
0012**	N/A	Bonita Beach Rd E. of Barefoot Blvd	3-Mar-20	E/W	12329	12339	24668	0.93	22900	12%	57%	2748	C	7
0007**	N/A	Bonita Beach Rd W. of Vanderbilt Dr	3-Mar-20	E/W	15434	15287	30721	0.93	28600	12%	57%	3432	D	7
1202	519	Bonita Grande Dr N of Bonita Beach Rd	3-Mar-20	N/S	4937	4833	9770	0.93	9100	10%	51%	910	D	42
1213	N/A	Cockleshell Dr N of Shangri-La Rd	3-Mar-20	N/S	1408	1004	2412	0.93	2200	11%	62%	242	C	16
1207	N/A	Dean St E of Lime St	3-Mar-20	E/W	1905	1886	3791	0.93	3500	10%	51%	350	C	42
1208	N/A	Dean St W of Matheson Ave	3-Mar-20	E/W	1204	1636	2840	0.93	2600	10%	51%	260	C	42
1205	N/A	E Terry St E of I-75	3-Mar-20	E/W	5911	6137	12048	0.93	11200	10%	51%	1120	D	42
1211	271	E Terry St E of Old 41 Rd	3-Mar-20	E/W	8268	9720	17988	0.93	16700	10%	51%	1670	C	42
1203	N/A	E Terry St W of Bonita Grande Dr	3-Mar-20	E/W	4120	4382	8502	0.93	7900	10%	51%	790	D	42
0013**	N/A	Estero Blvd N. of Hickory Blvd	3-Mar-20	N/S	5635	5776	11411	0.93	10600	10%	69%	1060	D	44
0015**	N/A	Estero Blvd N. of Lovers Key State Park	3-Mar-20	N/S	5196	5235	10431	0.93	9700	10%	69%	970	C	44
0014**	N/A	Estero Blvd S. of Lovers Key State Park	3-Mar-20	N/S	5420	5486	10906	0.93	10100	10%	69%	1010	C	44
1206	N/A	Imperial Pkwy Between Bonita Beach Rd and E Terry St	3-Mar-20	N/S	13637	13212	26849	0.93	25000	14%	61%	3500	C	63
1226	N/A	Imperial Pkwy N/O Shangri-LA	3-Mar-20	N/S	10034	9892	19926	0.93	18500	14%	61%	2590	C	63
0004	N/A	Imperial Pkwy S. of Tropic Dr	3-Mar-20	N/S	12526	12270	24796	0.93	23100	14%	61%	3234	C	63
1227	N/A	Imperial Pkwy S/O Shangri-LA	3-Mar-20	N/S	11013	10455	21468	0.93	20000	14%	61%	2800	C	63
1209	N/A	Matheson Ave N of Dean St	3-Mar-20	N/S	1097	1034	2131	0.93	2000	10%	51%	200	C	42

A88

SPE20-75174-BOS

TABLE 2 HISTORIC TRAFFIC COUNT SUMMARY
CITY OF BONITA SPRINGS, FL

FTE Station Number	Reference Lee County Station Number	Location	Obtained from the Lee County Traffic Count Report 2012						Counts performed by FTE or obtained from Lee County									
			2003	2004	2005	2006	2007	2008	Dec-09	Dec-10	Feb-12	Jan-14	Feb-15	Feb-16	March-17	March-18	April-19	March-20
1224	0496	Arroyal Rd N of Bonita Beach Rd	5000	6200	6500	6400	5300	4700	6000	5600	5000	5900	5500	6300	6100	6300	6700	6300
0005	N/A	Bonita Beach Rd between Wisconsin & Michigan St	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	28500	26700	30500	31300
0016	0007	Bonita Beach Rd E. of Vandebilt Dr	N/A	N/A	N/A	N/A	U/C	23400	24800	23000	23500	24600	25700	25900	30300	25300	28600	29400
1229	0221	Bonita Beach Rd East of Arroyal Rd	N/A	27000	25200	25600	26300	26300	22900	23600	N/A	N/A	N/A	32300	31100	28800	32800	35500
0006	N/A	Bonita Beach Rd W. of Arroyal Rd	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	30700	30500	34500	34900
1230	N/A	Bonita Beach W of Race Track Rd	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	37500	36100	34900	41000	41600
0012**	N/A	Bonita Beach Rd E. of Barefoot Blvd	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	19400	19000	21300	22900
0007**	N/A	Bonita Beach Rd W. of Vanderbilt Dr	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	25300	24200	26800	28600
1202	0519	Bonita Grande Dr N of Bonita Beach Rd	5400	7400	7100	8200	6800	5300	5300	5600	6100	5500	6200	6600	6300	7200	7900	9100
1213	N/A	Cockleshell Dr N of Shangri-La Rd	N/A	N/A	N/A	N/A	N/A	N/A	1900	1900	2300	1700	1900	3900	3700	2100	1600	2200
1207	N/A	Dean St E of Lime St	N/A	N/A	N/A	N/A	N/A	N/A	3400	3100	3200	2800	2700	3000	2900	2600	3400	3500
1208	N/A	Dean St W of Matheson Ave	N/A	N/A	N/A	N/A	N/A	N/A	2800	2300	2400	2000	2000	2500	2400	2100	2600	2600
1205	N/A	E Terry St E of I-75	N/A	N/A	N/A	N/A	N/A	N/A	8100	7900	7900	7800	8100	9000	8600	8700	10100	11200
1211	0271	E Terry St E of Old 41 Rd	9900	12000	13800	U/C	10000	13000	14400	14300	14800	13400	12700	14800	14200	13200	15700	16700
1203	N/A	E Terry St W of Bonita Grande Dr	N/A	N/A	N/A	N/A	N/A	N/A	4600	4500	4600	4400	4500	5600	5400	5700	6900	7900
0013**	N/A	Estero Blvd N. of Hickory Blvd	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	9100	9300	10000	10600
0015**	N/A	Estero Blvd N. of Lovers Key State Park	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	8600	9000	9600	9700
0014**	N/A	Estero Blvd S. of Lovers Key State Park	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	8800	9100	9700	10100
1206	N/A	Imperial Pkwy Between Bonita Beach Rd and E Terry St	N/A	N/A	N/A	N/A	N/A	N/A	N/A	16300	17400	19600	20600	23300	21100	23300	27400	25000
1226	N/A	Imperial Pkwy N/O Shangri-LA	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	13000	15900	15300	15700	19900	18500
0004	N/A	Imperial Pkwy S. of Tropic Dr	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	20200	20500	25100	23100
1227	N/A	Imperial Pkwy S/O Shangri-LA	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	13800	17200	16600	18000	21400	20000
1209	N/A	Matheson Ave N of Dean St	N/A	N/A	N/A	N/A	N/A	N/A	1900	1700	1500	1800	1500	2100	2100	1600	2000	2000
1204	N/A	Morton Ave N of East Terry St	N/A	N/A	N/A	N/A	N/A	N/A	5800	5400	5700	5300	5300	5900	5700	5600	6600	6600
1223	N/A	Old 41 Rd Between Collier County Line to Bonita Beach Rd	12600	13700	14000	14000	13000	11600	N/A	15200	14600	14100	14900	14700	14200	15200	17600	17500
1222	N/A	Old 41 Rd N of Bonita Beach Rd	16500	18500	17600	17400	18300	13200	15400	15000	14700	13500	13100	9000	8700	10500	12200	12400
1220	N/A	Old 41 Rd N of E/W Terry St	22000	24600	26300	26700	23500	19900	23800	23700	28300	25200	20700	18400	17700	19000	11900	22000
1216	N/A	Old 41 Rd S of US 41	13000	14200	15000	16000	13200	N/A	12000	12500	12200	12100	12000	11900	11500	11800	13500	14200
1228	N/A	Old 41 S/O Bernwood Pkwy	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	13600	13900	13300	13700	15700	16300
0002	N/A	Paradise Rd N. of Shangri-La	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	2500	2900	3500	3600

A2

TURNING MOVEMENT COUNTS

Intersection: Windsor Road & Bonita Beach Road
Date of Count: 2/11/2021 Thursday

AM Period	EB-to-NB Left Turn L	EB-to-WB U Turn U	Total L + U	Max observed Queue
11:00 - 11:15	6	1	7	(1) 2-car queue
11:15 - 11:30	5	0	5	No Queue
11:30 - 11:45	2	2	4	No Queue
11:45 - 12:00	9	0	9	No Queue
12:00 -12:15	7	0	7	No Queue
12:15 -12:30	5	0	5	No Queue
12:30 - 12:45	5	2	7	No Queue
12:45 - 1:00	2	0	2	No Queue
1:00 - 1:15	7	1	8	No Queue
1:15 - 1:30	9	0	9	No Queue
1:30 - 1:45	6	0	6	No Queue
1:45 - 2:00	3	1	4	No Queue
AM Peak Hour	**26**	**2**	**28**	Max Queue = 2

PM Period	EB-to-NB Left Turn L	EB-to-WB U Turn U	Total L + U	Max observed Queue
4:00 - 4:15	14	1	15	No Queue
4:15 - 4:30	18	1	19	(2) 2-car queue
4:30 - 4:45	15	0	15	(1) 3-car queue
4:45 - 5:00	16	1	17	(2) 2-car queue
5:00 - 5:15	21	2	23	No Queue
5:15 -5:30	19	1	20	(3) 2-car queue
5:30 - 5:45	17	2	19	(2) 2-car queue
5:45 - 6:00	13	0	13	No Queue
6:00 - 6:15	9	1	10	No Queue
6:15 - 6:30	11	0	11	(1) 2-car queue
AM Peak Hour	**73**	**6**	**79**	Max Queue = 3

TURNING MOVEMENT COUNTS

Intersection: Meadowlark Ln & Bonita Beach Road
Date of Count: 2/17/2021 Thursday

AM Period	WB-to-SB Left Turn L	WB-to-EB U Turn U	Total L + U	Max observed Queue
11:00 - 11:15	12	4	16	(1) 2-car queue
11:15 - 11:30	16	7	23	(2) 3-car queue
11:30 - 11:45	15	3	18	No Queue
11:45 - 12:00	14	6	20	No Queue
12:00 -12:15	20	6	26	(3) 3-car queue
12:15 -12:30	17	5	22	(1) 3 -car queue
12:30 - 12:45	9	7	16	No Queue
12:45 - 1:00	14	7	21	No Queue
1:00 - 1:15	18	4	22	(2) 2, (1) 3, (1) 6 -car queue
1:15 - 1:30	16	3	19	(1) 2, (1) 3 -car queue
1:30 - 1:45	16	5	21	(1) 2-car queue
1:45 - 2:00	12	5	17	No Queue
AM Peak Hour	**60**	**25**	**85**	Max Queue = 4

PM Period	EB-to-NB Left Turn L	EB-to-WB U Turn U	Total L + U	Max observed Queue
4:00 - 4:15	13	3	16	(2) 3-car queue
4:15 - 4:30	12	5	17	(1) 3, (3) 4 -car queue
4:30 - 4:45	14	6	20	No Queue
4:45 - 5:00	15	5	20	(2) 2, (2) 3, (1) 6 -car queue
5:00 - 5:15	18	7	25	(2) 3, (2) 4 -car queue
5:15 -5:30	10	2	12	No Queue
5:30 - 5:45	16	3	19	(3) 3, (1) 4 -car queue
5:45 - 6:00	12	1	13	No Queue
6:00 - 6:15	9	2	11	No Queue
6:15 - 6:30	11	0	11	No Queue
AM Peak Hour	**57**	**20**	**77**	Max Queue = 4

SPE20-75174-BOS

A3
~~A12~~

BONITA BEACH ROAD TRAFFIC BY LINK

LINK	AVERAGE SEASONAL*	AADT	BACKGROUND	TOTAL
I-75 to East of Bonita Grand		9500	44400	53900
IMPERIAL TO I-75		37500	28300	50330
US 41 TO IMPERIAL		35000	11930	46930
VANDERBILT TO US 41	33585	25205	8350	41935*

Notes:
Seasonal* is the months of Jan, Feb, Mar.
Seasonal information is used when available.
Background is from approved development orders or agreements.
Link assignment is based on direct access and historic trends.

GradyMinor

Civil Engineers • Land Surveyors • Planners • Landscape Architects

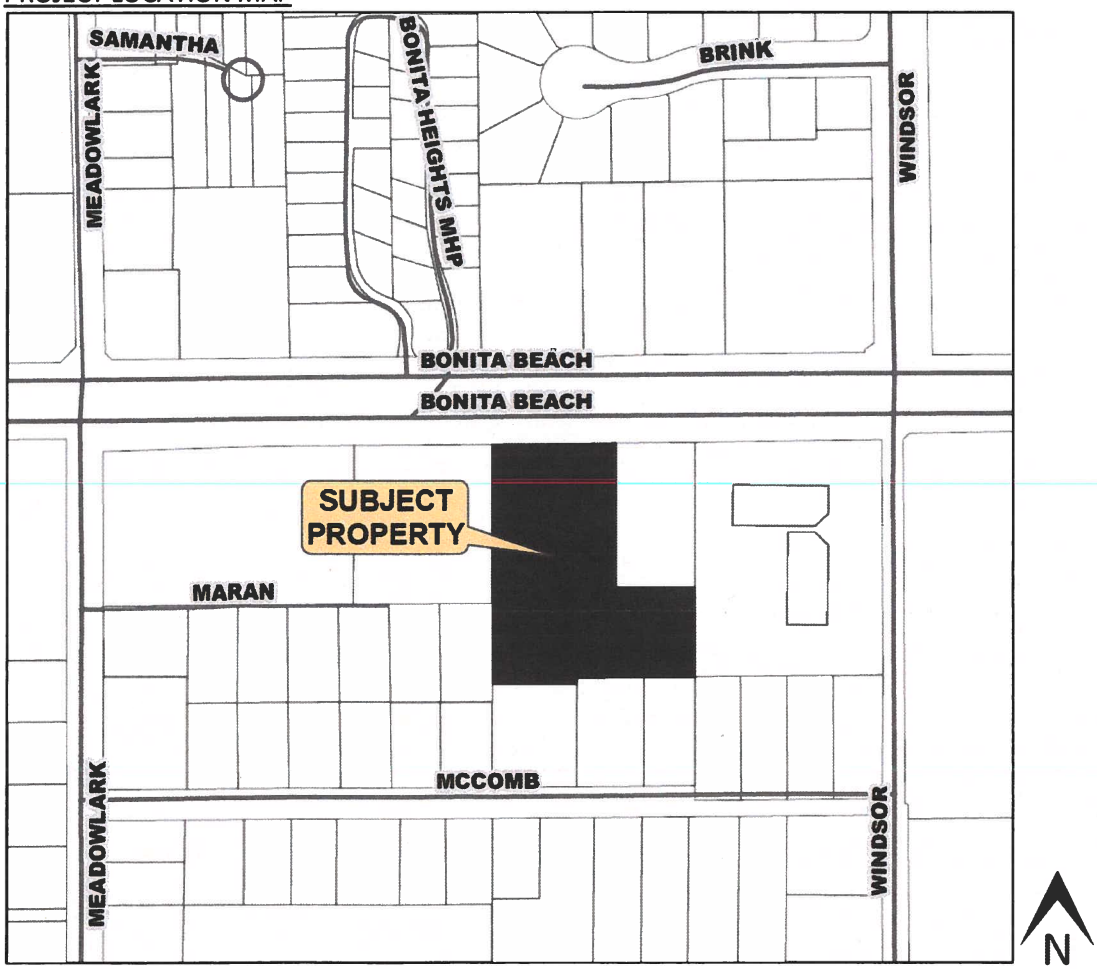
RECEIVED
CITY OF BONITA SPRINGS
DEC 14 2021
COMMUNITY DEVELOPMENT DEPARTMENT

PUBLIC INFORMATION MEETING

A Public Information Meeting pursuant to Section 4-28, Bonita Springs Land Development Code will be held January 6, 2022, 5:30 p.m. at Bonita Springs Fire Department, 27701 Bonita Grande Drive, Bonita Springs, FL 34135.

The Public Information Meeting will provide general information regarding the proposed Special Exception application (SPE20-75174-BOS) to allow outdoor consumption on premises (COP) in conjunction with a restaurant. The subject property (STRAP Number 04-48-25-B1-00016.0000 and 04-48-25-B1-00016.0010) is located on the south side of Bonita Beach Road, approximately 400 feet west of Windsor Drive in Section 04, Township 48 South, Range 25 East, Bonita Springs, Florida. If you have questions or comments, please contact Sharon Umpenhour with Q. Grady Minor and Associates, P.A., 3800 Via Del Rey, Bonita Springs, Florida 34134 by email: sumpenhour@gradyminor.com or phone: 239-947-1144. Project information is posted online at www.gradyminor.com/planning. Please be advised that any information provided is subject to change until final approval by the governing authority. The Public Information Meeting is for informational purposes, it is not a public hearing.

PROJECT LOCATION MAP



Q. Grady Minor & Associates, P.A.
3800 Via Del Rey
Bonita Springs, FL 34134

Ph. 239-947-1144 • Fax. 239-947-0375
EB 0005151 • LB 0005151 • LC 26000266
www.gradyminor.com

The required post sufficiency information meeting for the Bonita Diner Special Exception (SE) was held at 5:30 p.m. on January 6, 2022 at the Bonita Springs Fire Department at 27701 Bonita Grande Drive.

Representatives in attendance for the applicant were:
Sharon Umpenhour - Q. Grady Minor & Associates
Wayne Arnold - Q. Grady Minor & Associates
Maureen Minker - MHK Architecture
Skip Fox - Smith Organics

Six members of the public were in attendance. A sign in sheet was provided and it has been attached to the meeting transcript.

Mr. Arnold opened the meeting and described that the Special Exception was needed to obtain approval for outdoor consumption of alcoholic beverages because the restaurant is located within 500' of a church and residentially zoned property. The restaurant use is permitted by right in the Bonita Beach Road Corridor Overlay; however, the outdoor service of alcohol does require the approval of the Special Exception by City Council.

Mr. Arnold provided a copy of the site plan for the 150+ seat restaurant and highlighted the restaurant building, parking areas, and buffers. Additional visual details of the outdoor courtyard dining area were displayed and discussed. Mr. Arnold highlighted the location of the enclosed building areas, proposed wall locations and the outdoor courtyard seating area. Images of the proposed courtyard seating area was shown to the attendees.

Members of the public asked questions regarding landscape buffer widths and wall heights. The project architect, Maureen Minker responded with information regarding the building height, which is approximately 19' high, and that the landscape buffer adjacent to the residential properties will be 15' wide with an 8' tall solid wall.

Other questions asked related to hours of operation and outdoor music. Skip Fox representing the Bonita Beach Diner ownership group responded that the restaurant will be open for lunch and dinner during the week with closing at 10:00 p.m., except Sundays which would close at 9:00 p.m. Brunch would be offered on Saturday and Sunday mornings with opening hours at 9:30 a.m. or 10:00 a.m.

Mr. Fox indicated that the Lake Park Diner in Naples does not have live entertainment but does have background music. Mr. Fox indicated that if live entertainment is offered it would be a solo performer and that if the sound was amplified it would be with small speakers.

Mr. Arnold provided the attendees with contact information and links to the project information on their company website.

The meeting was adjourned at approximately 6:00 p.m.

PUBLIC INFORMATION MEETING
Bonita Springs Diner Special Exception (SPE20-75174-BOS)
January 6, 2022

PLEASE PRINT CLEARLY

NAME: DAVID Smith	EMAIL: dmsmith1954@outlook.com
ADDRESS: 3645 MARAN LN.	PHONE: 812 593 0098
NAME:	EMAIL:
ADDRESS:	PHONE:
NAME: ROBERT CYR	EMAIL: RCYR@COMCAST.NET
ADDRESS: 3655 MARAN LN	PHONE: 239-450-1801
NAME:	EMAIL:
ADDRESS:	PHONE:
NAME:	EMAIL:
ADDRESS:	PHONE:
NAME:	EMAIL:
ADDRESS:	PHONE:
NAME:	EMAIL:
ADDRESS:	PHONE:
NAME:	EMAIL:
ADDRESS:	PHONE:
NAME:	EMAIL:
ADDRESS:	PHONE:
NAME:	EMAIL:
ADDRESS:	PHONE:
NAME:	EMAIL:
ADDRESS:	PHONE:

BONITA DINER SPECIAL EXCEPTION (SPE20-75174-BOS)

January 6, 2022, Neighborhood Meeting

Project information and a copy of this presentation can be found on our website:

SCAN ME

www.gradyminor.com/Planning

GradyMinor

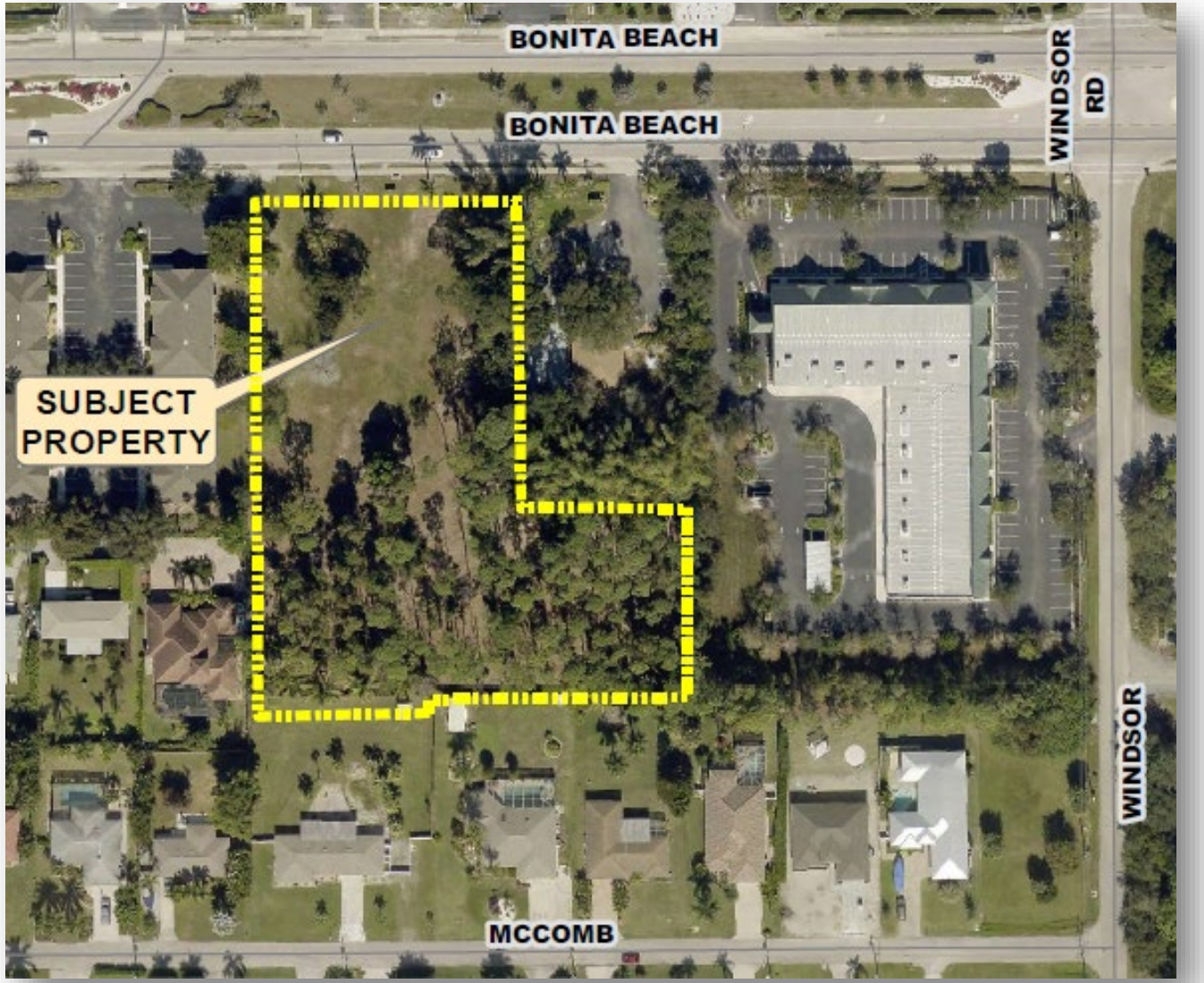
INTRODUCTION

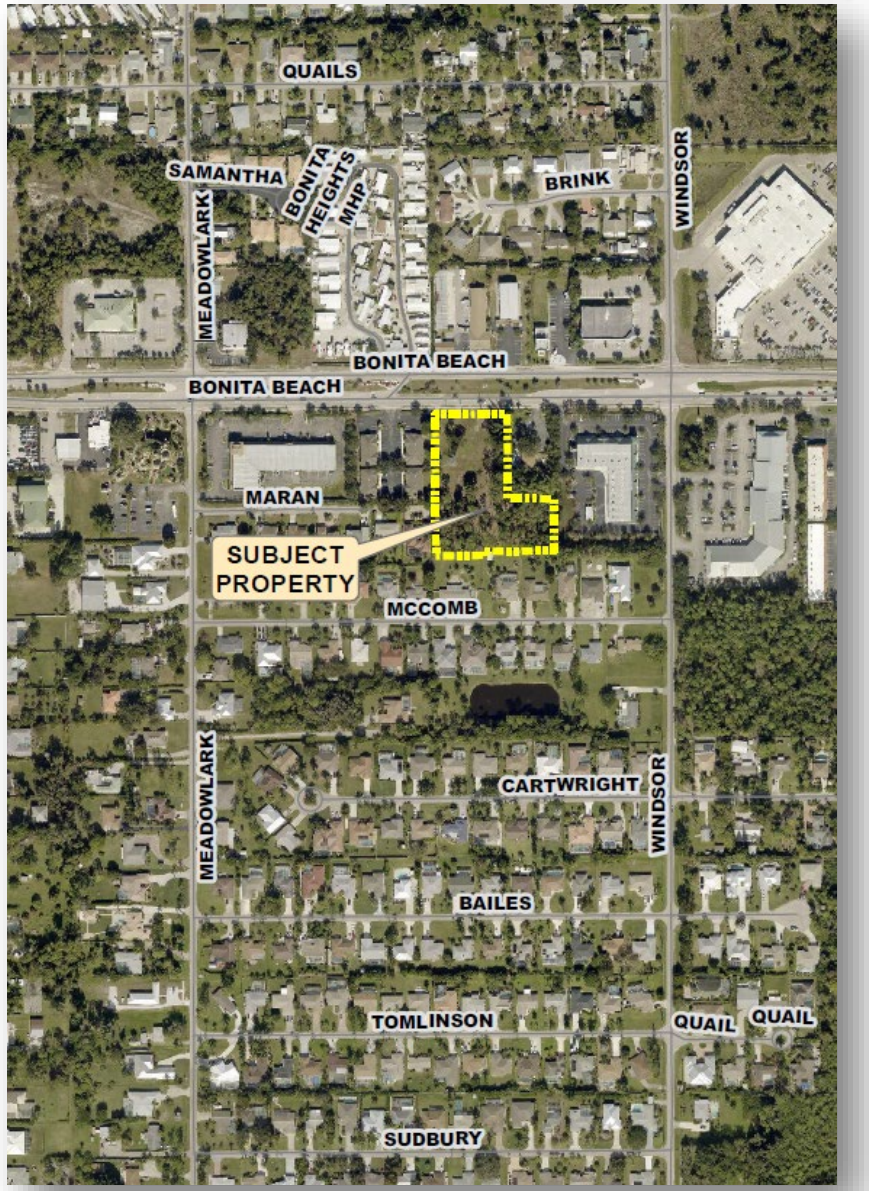
PROJECT TEAM:

- ***3601 Bonita Beach Road, LLC*** – *Applicant*
- ***D. Wayne Arnold, AICP, Professional Planner*** – *Q. Grady Minor & Associates, P.A.*
- ***Michael Hererra, P.E., Professional Engineer*** – *Q. Grady Minor & Associates, P.A.*
- ***Maureen H. Minker, Project Architect/Manager*** – *MHK Architecture & Planning – Naples*
- ***Skip Fox, President*** – *Smith Organics, LLC*

**Please note, all information provided is subject to change until final approval by the governing authority.*

LOCATION MAP





PROJECT INFORMATION

STRAP Numbers: *04-48-25-B1-00016.0000 and 04-48-25-B1-00016.0010*

Address: *3621 and 3601 Bonita Beach Road*

Project Acreage: *2.23+/- Acres*

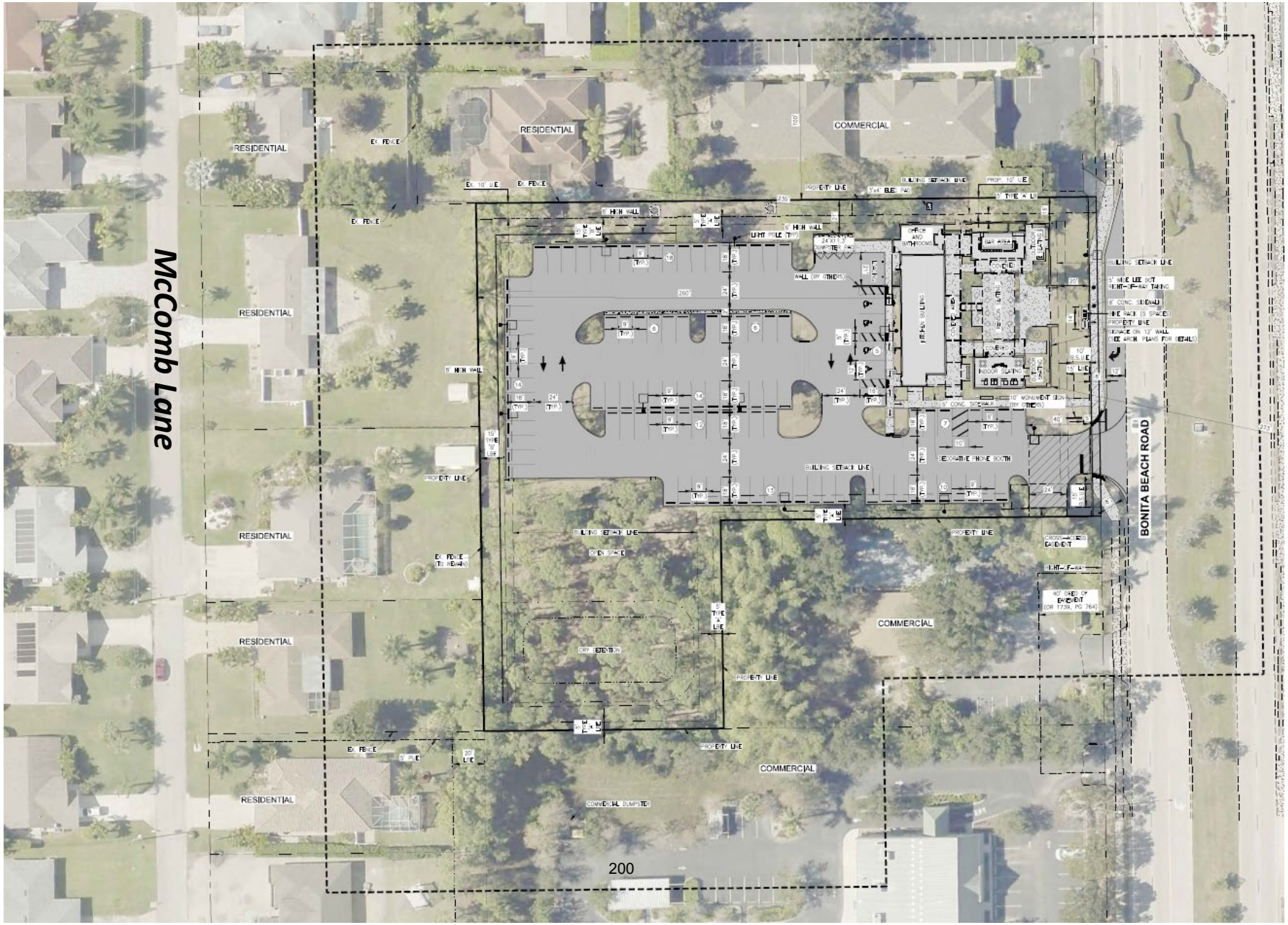
Current Zoning: *Keene Family LLC CPD (Bonita Beach Road Corridor Overlay)*

Future Land Use Designation: *General Commercial*

Proposed Request:

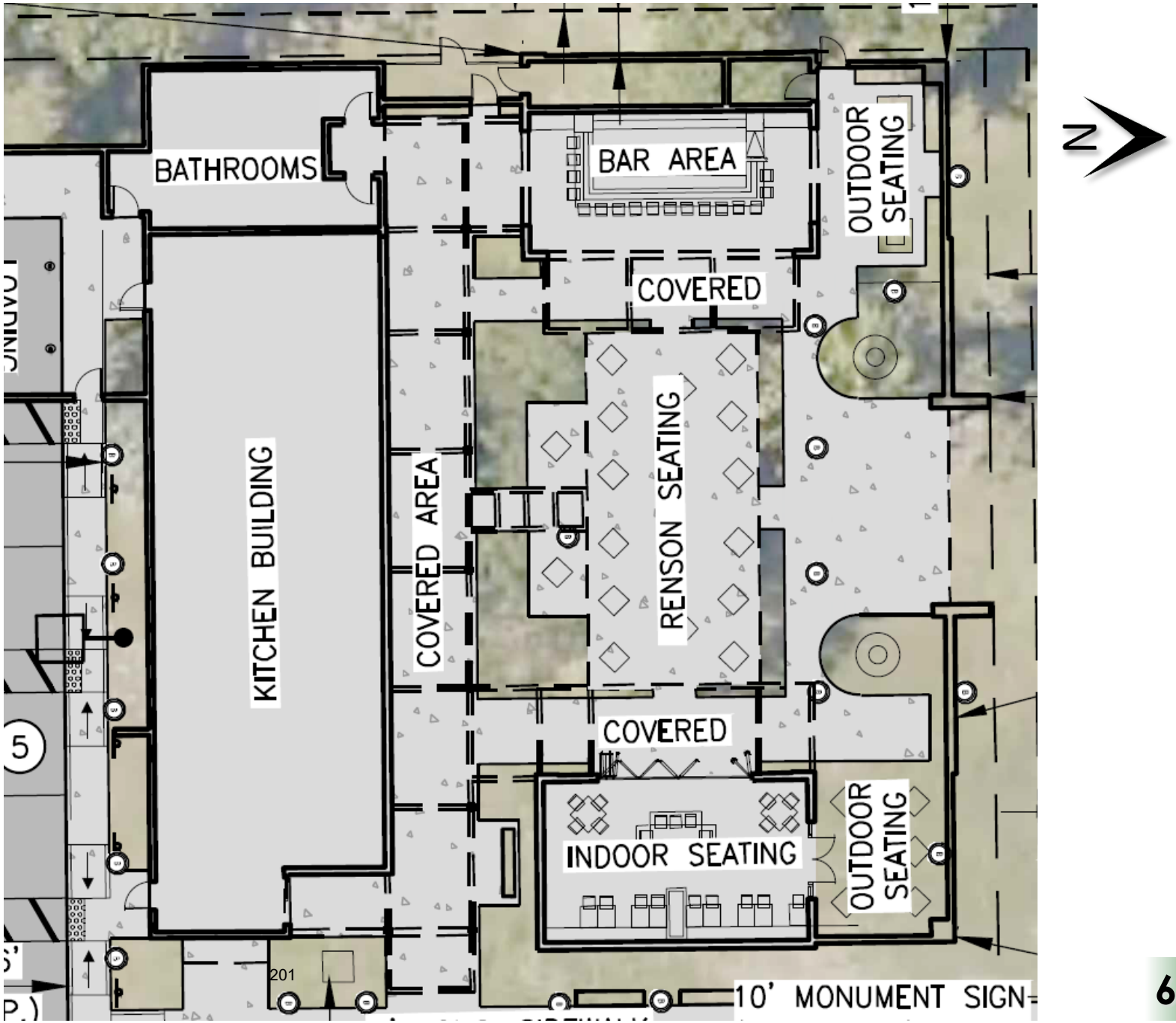
The applicant is requesting a Special Exception to allow outdoor consumption on premises (COP) in conjunction with a restaurant.

OVERALL CONCEPTUAL SITE PLAN

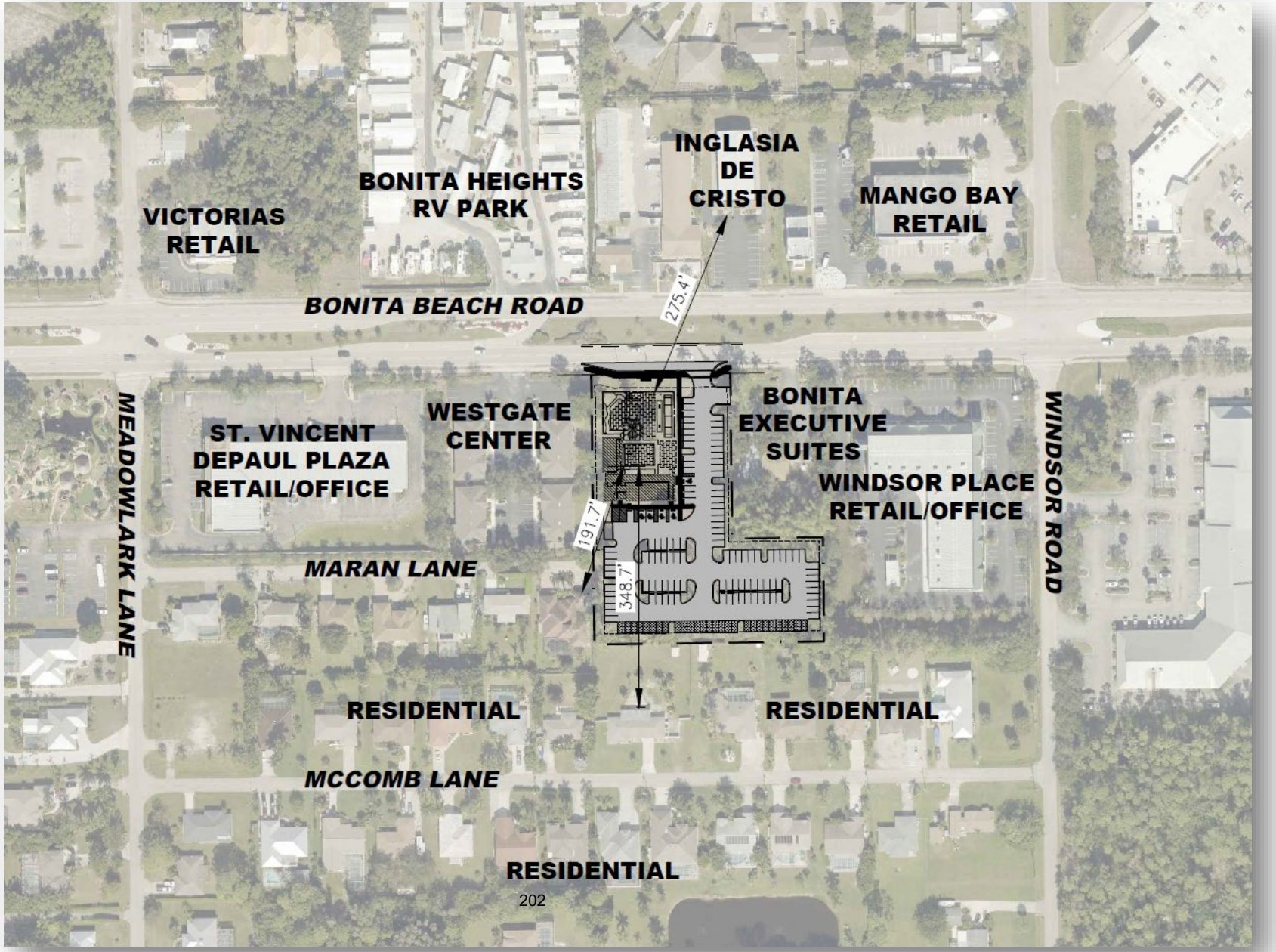


SPE20-75174-BOS

DETAIL CONCEPTUAL DINING AND SEATING AREA



DISTANCE EXHIBIT



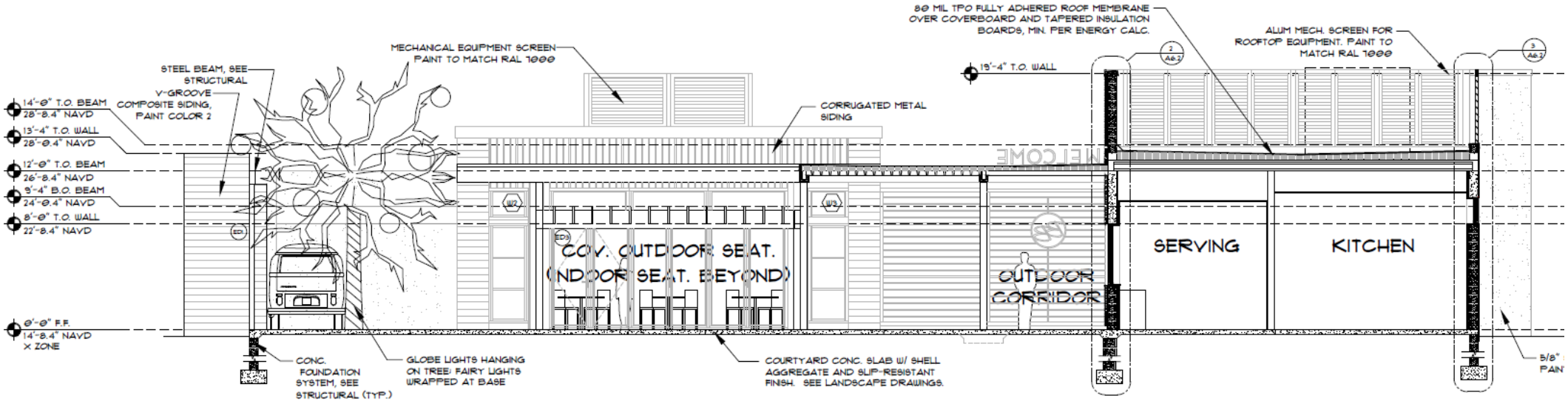
CONCEPTUAL ELEVATION (BEACH ROAD)

CONCEPTUAL ELEVATION (LOOKING WEST)

N

MHK ARCHITECTURE & PLANNING

CONCEPTUAL ELEVATION (LOOKING EAST)



CONCEPTUAL INTERIOR COURTYARD

CONCEPTUAL INTERIOR COURTYARD

CONCLUSION

Documents and information can be found online:

- *Gradyminor.com/Planning*
- *Community Development Public Portal:*

  https://cityofbonitaspringscd.org/welcome/community2/

Next Steps

- *Zoning Board Hearing: February 8, 2022*
- *City Council: TBD*

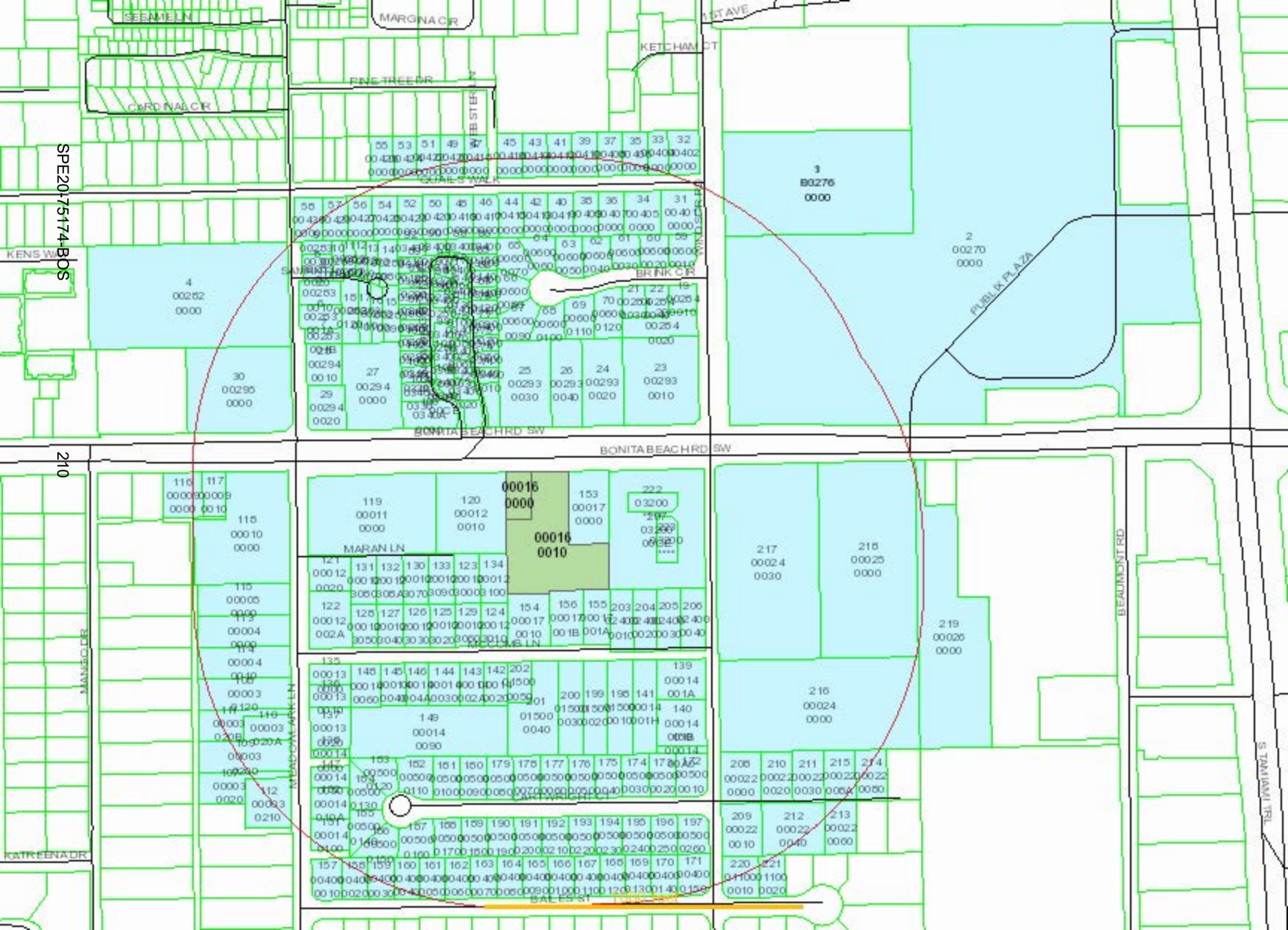
Contact:

- ***Q. Grady Minor & Associates, P.A.:*** *Sharon Umpenhour sumpenhour@gradyminor.com or 239.947.1144 extension 1249*

The sufficiency Neighborhood Meeting was held January 6, 2022, 5:30 PM at the Bonita Springs Fire Department, 27701 Bonita Grande Drive, Bonita Springs, FL. Notification letters were mailed to adjacent property owners within 1,000 feet of the subject property December 10, 2021 and an advertisement was published in the News-Press December 14, 2021.

SPE20-75174-BOS

210



STRAF LLC
3895 STONERIDGE LN
DUBLIN OH 43017

COLTS RUN DEVELOPMENT LLC
3895 STONERIDGE LN
DUBLIN OH 43017

ATHANASAS THOMAS J
12290 GREEN MEADOW DR APT 409
COLUMBIA MD 21044

SANDERS HARLEY S + JANET B
27951 MEADOWLARK LN
BONITA SPRINGS FL 34134

SCHMIDT MICHAEL +
176 S COLLIER BLVD # 306
MARCO ISLAND FL 34145

DOLL GARAI L TR
5512 E FRONTAGE LN
OLNEY IL 62450

MULRYAN MICHAEL E TR
4220 RACOON BAY DR
BONITA SPRINGS FL 34134

JONES WAYNE E + KATHY ANN
3441 SAMANTHA CT
BONITA SPRINGS FL 34134

ZIMMERMANN DAVID J + SARAH T
15 8TH ST STE D
BONITA SPRINGS FL 34134

SELDEN MARY JO TR
3751 RIVIERA CIR
BONITA SPRINGS FL 34134

BRIXMOR BONITA SPRINGS LLC
450 LEXINGTON AVE FLOOR 13
NEW YORK NY 10017

BONITA BEACH LAND LLC
27901 BONITA VILLAGE BLVD # 2
BONITA SPRINGS FL 34134

SELDEN MARY JO TR
3751 RIVIERA CIR
BONITA SPRINGS FL 34134

FOX MARY ELLEN TR
176 S COLLIER BLVD #306
MARCO ISLAND FL 34145

EDLUND NOREEN TR
220 HICKORY RD
NAPLES FL 34108

MACHON DONALD E +
125 PASTURE VIEW LANE
CRANSTON RI 02921

GREEN VICTORIA
3596 MARGINA CIR
BONITA SPRINGS FL 34134

STORZ ROSEMARY &
1204 CLARK CT
HOLLAND PA 18966

MATHENY DONALD A + M RUTH TR
5579 N FAIRWAY RD
OLNEY IL 62450

NEUFELD JEFFREY
27950 WINDSOR RD
BONITA SPRINGS FL 34134

Page Break

Page Break

PageBreak

SCHARLOW ABIGAIL L
3461-63 BRINK CIR
BONITA SPRINGS FL 34134

SWF BONITA BEACH OUTLET INC
SWF MANGO BAY BONITA INC
17840 SAN CARLOS BLVD
FORT MYERS BEACH FL 33931

GRAY SKY INVESTMENTS LP
23432 OLDE MEADOWBROOK CIR
ESTERO FL 34134

BONITA J INC
STE 108C
11100 BONITA BEACH RD SE
BONITA SPRINGS FL 34135

VICTORIA'S ART LLC
3690 BONITA BEACH RD SW
BONITA SPRINGS FL 34134

BENGE RANDY + DIANE E
27870 WINDSOR RD
BONITA SPRINGS FL 34134

FIGINI MARGARET RANDOLPH
3452 QUAILS WALK
BONITA SPRINGS FL 34134

BURGER ALBERT
67 KATHERINE ST
STRUTHERS OH 44471

BATTY NICHOLAS A
3488 QUAILS WALK
BONITA SPRINGS FL 34134

GRAY PATRICIA J
3506 QUAILS WALK
BONITA SPRINGS FL 34134

PageBreak

EVERETT FRANKIE T TR
4974 ESPLANADE ST
BONITA SPRINGS FL 34134

DREAM BIG TDG LLC
3372 MONTARA DR
BONITA SPRINGS FL 34134

NODA DAVID + RAQUEL R
3600 BONITA BEACH RD SW
BONITA SPRINGS FL 34134

GRABER ANNE
28435 MANGO DR
BONITA SPRINGS FL 34134

BONITA BEACH LAND LLC
STE 2
27901 BONITA VILLAGE BLVD
BONITA SPRINGS FL 34134

BELL DAVID A
27860 WINDSOR RD
BONITA SPRINGS FL 34134

STAHLMAN GRISELDA
16685 CROWNSBURY WAY
FORT MYERS FL 33908

PACKARD BETH ANN
3489 QUAILS WALK
BONITA SPRINGS FL 34134

LOMBARD CHRISTOPHER
3507 QUAILS WALK
BONITA SPRINGS FL 34134

UMYNSKA NELYA
3523 QUAILS WALK
BONITA SPRINGS FL 34134

Page Break

Page Break

BENGE RANDY F + DIANE
27870 WINDSOR RD
BONITA SPRINGS FL 34134

MESMER LISA
3540 QUAILS WALK
BONITA SPRINGS FL 34134

WALLEN BRIDGET G
3558 QUAILS WALK
BONITA SPRINGS FL 34134

THOMAS R SCHILLI TRUST
27524 HICKORY BLVD
BONITA SPRINGS FL 34134

FRANKIE T HUDSON TRUST
PO BOX 56
BOSTIC NC 28018

HUDSON MARK D SR TR
PO BOX 56
BOSTIC NC 28018

HUDSON MARK D SR TR
PO BOX 56
BOSTIC NC 28018

GLANCY JEFFREY W +
3680 QUAILS WALK
BONITA SPRINGS FL 34134

NEWMAN HARRIS + PHYLLIS
BRADFORD OR DEBORAH BATEMAN
PO BOX 367346
BONITA SPRINGS FL 34136

RUBIANO DIAZ DAGOBERTO
3418 BRINK CIR
BONITA SPRINGS FL 34134

KIRCH SAMANTHA
3541 QUAILS WALK
BONITA SPRINGS FL 34134

DESOLA WILFRED T
75 RIVERGATE DR
WILTON CT 06897

BALLOTTI JUSTIN THOMAS +
3561 QUAILS WALK
BONITA SPRINGS FL 34134

GRABER ANNE
28435 MANGO DR
BONITA SPRINGS FL 34134

GRAHAM DENNIS J
3627 QUAILS WALK
BONITA SPRINGS FL 34134

NOLIN CHRISTOPHER JON
3663 QUAILS WALK
BONITA SPRINGS FL 34134

TURNER WENDY L +
3681 QUAILS WALK
BONITA SPRINGS FL 34134

THURBER CYNTHIA
3699 QUAILS WALK
BONITA SPRINGS FL 34134

POLIZZI JEFFERY J
18 COLD SPRINGS RD
MERCERVILLE NJ 08619

RUIZ GABRIEL &
3452 BRINK CIR
BONITA SPRINGS FL 34134

GALLAGHER CHRISTOPHER P &
2615 BYBERRY RD
BENSALEM PA 19020

PITTS MADELEINE +
3510 BRINK CIR
BONITA SPRINGS FL 34134

UNKNOWN HEIRS OF
24676 RODAS DR
BONITA SPRINGS FL 34135

KARPOV LLC
135 OAKDENE CRES
LITTLE BRITAIN ON K0M 2C0
CANADA

GIL MELYSSA M +
27 KESWICK LN
PLAINVIEW NY 11803

BELL DENNIS & JANICE
7800 LEE DR
PLEASANT VALLEY MO 64068

FRANKO SUZANNE N +
166 6TH ST
BONITA SPRINGS FL 34134

GRACE FRANK +
198 TOPANGA DR
BONITA SPRINGS FL 34134

KNOWLTON NANCY M
3650 BONITA BEACH RD SW #7
BONITA SPRINGS FL 34134

KISKIS TIMOTHY J &
4314 SPRING AVE
BALTIMORE MD 21227

WURST CRAIG J +
387 SPRINGDALE AVE
HATBORO PA 19040

CSMA FT LLC
1850 PARKWAY PL STE 900
MARIETTA GA 30067

RONQUILLO MARIE IVELISE
3558 BRINK CIR
BONITA SPRINGS FL 34134

PACCIONE SAM J & MARY L/E
3531 BRINK CIR
BONITA SPRINGS FL 34134

HARTLAND HOLDINGS LLC
PO BOX 569
HIGHLAND MI 48357

MONTELEONE MARIA GRACE &
349 N MIDDLETOWN RD
NANUET NY 10954

BEDDINGFIELD DANIEL E +
3650 BONITA BEACH RD SW #4
BONITA SPRINGS FL 34134

CASE JAMES & DAWN
3650 BONITA BEACH RD SW #6
BONITA SPRINGS FL 34134

LENNOX WILLIAM P JR
3650 BONITA BEACH RD SW #8
BONITA SPRINGS FL 34134

BONITA HEIGHTS PARK CO-OP
VESTA PROPERTY SERVICES
27180 BAY LANDING DR STE 4
BONITA SPRINGS FL 34135

WICHROSKI GARY + CYNTHIA
3650 BONITA BEACH RD SW # 10
BONITA SPRINGS FL 34134

LICHTENBERG CATHERINE +
10403 DARROW RD
VERMILION OH 44089

LAMOUREUX YVES &
3650 BONITA BEACH RD SW #12
BONITA SPRINGS FL 34134

YOUNG FLORA ANN & DONALD A TR
308 42ND ST
SANDUSKY OH 44870

WERTZ ANNE L
3650 BONITA BEACH RD SW #14
BONITA SPRINGS FL 34134

SAMUEL SCHMIDT &
8242 N OCONTO AVE
NILES IL 60714

WOZNIAK ROMAN W & ANNA
3650 BONITA BEACH RD SW #16
BONITA SPRINGS FL 34134

VENTRE DOUGLAS W
8353 BAMBOO RD
FORT MYERS FL 33967

LIBBY MICHAEL & DEBRA
3650 BONITA BEACH RD SW #18
BONITA SPRINGS FL 34134

MILLER WILSON R &
3650 BONITA BEACH RD SW #107
BONITA SPRINGS FL 34134

PFISTER SUSANNE R
3650 BONITA BEACH RD SW #20
BONITA SPRINGS FL 34134

DAFFIN JAMES R +
6930 COUNTRY MEADOW LANE
CINCINNATI OH 45233

WINDAU TANYA
3650 BONITA BEACH RD SW # 22
BONITA SPRINGS FL 34135

SOLL SANDRA E
3650 BONITA BEACH RD SW #23
BONITA SPRINGS FL 34134

RATHJ BRENDA
3650 BONITA BEACH RD SW #24
BONITA SPRINGS FL 34134

UNKNOWN HEIRS OF
3650 BONITA BEACH RD SW #25
BONITA SPRINGS FL 34134

KOLHOFF DAVID J & MARY LYNN TR
9512 SAIL WIND DR
FORT WAYNE IN 46804

PIPAL DONALD M & JANET L
565 VERTA VISTA DR
WAUKESHA WI 53189

ZIMMERMAN CLARENCE L
3650 BONITA BEACH RD SW #28
BONITA SPRINGS FL 34134

KIEFER ROBERT J +
16216 95TH ST
HOWARD BEACH NY 11414

DEGONIA TANYA CAMILLE
3650 BONITA BEACH RD SW #30
BONITA SPRINGS FL 34134

ONEAL DANNY W & ANNA M
PO BOX 162
GARRETT KY 41630

SCHNUTH MARY C
PO BOX 2753
BONITA SPRINGS FL 34133

LAGRANGE MARK C TR
5547 MYSTIC BAY BLVD
MARBLEHEAD OH 43440

LEONARD ROLAND G + NANCY L
4000 CARPENTER RD
ASHTABULA OH 44004

KACZIREK IMRE
28160 MEADOWLARK LN
BONITA SPRINGS FL 34134

FULLER SHERI
28110 MEADOWLARK LN
BONITA SPRINGS FL 34134

WITZEL KENT E TR
28086 MEADOWLARK LN
BONITA SPRINGS FL 34134

CHANSLER GARY W
3801 BONITA BEACH RD SW
BONITA SPRINGS FL 34134

FIRST CZ REAL ESTATE LLC
PO BOX 1658
BONITA SPRINGS FL 34133

MARRO MARGARET R
3650 BONITA BEACH RD SW #31
BONITA SPRINGS FL 34134

BROWN MAYNARD H III +
3168 STATE ROUTE 28
OLD FORGE NY 13420

BONITA HEIGHTS MOBILE HOME PA
VESTA PROPERTY SERVICES
2710 BAY LANDING DR STE #4
BONITA SPRINGS FL 34135

WOLF JAMES D & MICHELLE R
28140 MEADOWLARK LN
BONITA SPRINGS FL 34134

BOYCE AARON L
28170 MEADOWLARK LN
BONITA SPRINGS FL 34134

LEMONT JEROME A + DEE ANN
28224 MEADOWLARK LN
BONITA SPRINGS FL 34134

KOLANKIEWICZ TIMOTHY &
28124 MEADOWLARK LN
BONITA SPRINGS FL 34134

BONITA BEACH LLC
3821 BONITA BEACH RD SW
BONITA SPRINGS FL 34134

GOLF SAFARI INC
3775 BONITA BEACH RD
BONITA SPRINGS FL 34134

WESTGATE CENTER LLC
4505 SE COUNTY RD 760
ARCADIA FL 34266

SHEEHY WALTRAUT
28071 MEADOWLARK LN
BONITA SPRINGS FL 34134

CYR ROBERT A
3655 MARAN LN
BONITA SPRINGS FL 34134

HEARNDEN THERESA ANN &
3666 MCCOMB LN
BONITA SPRINGS FL 34134

TUCKER CHRISTOPHER &
3250 BONITA BEACH RD
#205 PBM 130
BAREFOOT BEACH FL 34134

MOODY DEBRA A TR
3656 MCCOMB LN
BONITA SPRINGS FL 34134

LUTHER KATHY S
6740 HUNTINGTON LK CR 103
NAPLES FL 34119

MARAN RENTAL PROPERTIES LLC
3250 BONITA BEACH RD STE 205 PMB 326
BONITA SPRINGS FL 34134

PARANDJUK PETER A
9312 NW 63RD CT
PARKLAND FL 33067

GIBSON EDWARD F &
2908 LAKE VISTA DR
LOUISVILLE KY 40241

NG RICHARD TR
9000 BOND ST
OVERLAND PARK KS 66214

ERDMAN CAROL B
5035 CEDAR SPRINGS DR #102
NAPLES FL 34110

WHITFIELD PAMELA R
3646 MCCOMB LN
BONITA SPRINGS FL 34134

KNEIR DONALD EUGENE JR TR
1300 BAYVIEW CIR
WESTON FL 33326

STRAIT ROBERT L
3706 MCCOMB LN
BONITA SPRINGS FL 34134

HEIN SIEG
3675 MARAN LN
BONITA SPRINGS FL 34134

DAVISON MARK E & NANCY J
3687 MARAN LN
BONITA SPRINGS FL 34134

SMITH DAVID M
3645 MARAN LN
BONITA SPRINGS FL 34134

BONITA SPRINGS RENTALS 1 LLC
28360 MEADOWLARK LN
BONITA SPRINGS FL 34134

INTERSTATE GOLF CART SERVICE
W142N6589 MEMORY RD
MENOMONEE FALLS WI 53051

NG FAR LING TR
9000 BOND ST
OVERLAND PARK KS 66214

RAINONE JOSEPH III TR
118 INVERARY DR
WATERTOWN CT 06795

JEFF HAYDEN LLC
6834 TIFFANY CIR
CANTON MI 48187

MCCOMB LANE LLC
3695 MCCOMB LN
BONITA SPRINGS FL 34134

WAGNER RANDAL S + CLAUDIA M
28215 MEADOWLARK LN
BONITA SPRINGS FL 34134

HIGBY RENATE G
28181 MEADOWLARK LN
BONITA SPRINGS FL 34134

JOHNSON LAURI R
28235 MEADOWLARK LN
BONITA SPRINGS FL 34134

HEMPHILL ROBERT A TR
3575 BONITA BEACH RD STE 103
BONITA SPRINGS FL 34134

JOHNSON RICHARD T &
3566 MCCOMB LN
BONITA SPRINGS FL 34134

PROSSER TIMOTHY M
3734 BAILES ST
BONITA SPRINGS FL 34134

NETHERLAND CANDACE A
3716 BAILES ST
BONITA SPRINGS FL 34134

LANGWEROWSKI MARK G
3645 MCCOMB LN
BONITA SPRINGS FL 34134

CIPKAR WILLIAM + M ROSE
6601 SOUTHSIDE RD
AMHERSTBURG ON N9V 0C8
CANADA

WITTROCK KENNETH W &
3675 MCCOMB LN
BONITA SPRINGS FL 34134

VAYDA ROBERT A + LINDA S
3705 MCCOMB LN
BONITA SPRINGS FL 34134

INTERSTATE GOLF CART SERVICE
W142N6589 MEMORY RD
MENOMONEE FALLS WI 53051

THAMES GAIL
28215 MEADOWLARK LN
BONITA SPRINGS FL 34134

ESPOSITO BASILIO
3616 MCCOMB LN
BONITA SPRINGS FL 34134

BLESKOSKI DEBORAH
3586 MCCOMB LN
BONITA SPRINGS FL 34134

NOLTING-HAUFF GEORG &
BAUTZENER STR 15
LOEHNE 32584
GERMANY

VALENZA LINDA
3700 BAILES ST
BONITA SPRINGS FL 34134

HOME IN PARADISE LLC
PO BOX 946
SAINT JOSEPH MI 49085

EDWARDS SUSAN BURKE
3652 BAILES ST
BONITA SPRINGS FL 34134

WEISEND DONALD T
3620 BAILES ST
BONITA SPRINGS FL 34134

SALVATORE THOMAS L JR +
3588 BAILES ST
BONITA SPRINGS FL 34134

LOCKWOOD JILL M
3556 BAILES ST
BONITA SPRINGS FL 34134

DRAKE COURTNEY JAMES +
3524 BAILES ST
BONITA SPRINGS FL 34134

GERMERDEN FRANK VAN
GRIEGPLEIN 231
SCHIEDAM 3122 VN
NETHERLANDS

PLUMMER GEORGE W &
311 SALISBURY ST
REHOBOTH BEACH DE 19971

MENDEZ LUIS
3600 CARTWRIGHT CT
BONITA SPRINGS FL 34134

MAACK RESIDENCE LLC
OPN KAMP 6
STELLE 21435
GERMANY

PAJAK LEO + DIANE
3668 BAILES ST
BONITA SPRINGS FL 34134

GAGNON MOIRA A
3636 BAILES ST
BONITA SPRINGS FL 34134

LONG PATRICIA G
PO BOX 1777
BONITA SPRINGS FL 34133

HAYES JASON
299 AIRPORT RD N
NAPLES FL 34104

FINNERTY GARY +
3540 BAILES ST
BONITA SPRINGS FL 34134

DIOCESE OF VENICE
DIOCESE OF VENICE LE-7E
1000 PINEBROOK RD
VENICE FL 34285

PARISH CARLA R & JOHN E
628 N SANDHILL RD
COVINGTON IN 47932

SHICK JENNIFER C
3584 CARTWRIGHT CT
BONITA SPRINGS FL 34134

PATRICK LOUISE R TR
3614 CARTWRIGHT CT
BONITA SPRINGS FL 34134

DAMBROSIO PENINNAH A TR
3644 CARTWRIGHT CT
BONITA SPRINGS FL 34134

HOWARD JESSE C
15910 OLD 41 N UNIT 230
NAPLES FL 34110

RHODEBACK KEVIN L + SANDRA Y
3690 CARTWRIGHT CT
BONITA SPRINGS FL 34134

ESCH BARBARA A
3705 CARTWRIGHT CT
BONITA SPRINGS FL 34134

LONGO STEVEN G + SUSAN M
3675 CARTWRIGHT CT
BONITA SPRINGS FL 34134

DEROSA DONNA
3645 CARTWRIGHT CT
BONITA SPRINGS FL 34134

BARCKLEY HARRY R + MARGARET A
3615 CARTWRIGHT CT
BONITA SPRINGS FL 34134

TUCKER ALLAN B TR +
28 TAFT RD
PORTSMOUTH NH 03801

BUERMAN JOYCE +
3555 CARTWRIGHT CT
BONITA SPRINGS FL 34134

AMRINE CAROL A TR
3525 CARTWRIGHT CT
BONITA SPRINGS FL 34134

PARADIS THOMAS M + JEAN K
604 RICO WAY
GRAND JUNCTION CO 81506

FLICEK VERNON F +
3674 CARTWRIGHT CT
BONITA SPRINGS FL 34134

ANDERSON EDWARD C
3704 CARTWRIGHT CT
BONITA SPRINGS FL 34134

GLASS JENNIFER & JEFFREY
3689 CARTWRIGHT CT
BONITA SPRINGS FL 34134

TATMAN ELAINE J TR
1808 PHILO RD
URBANA IL 61802

LUSETTI YVONNE L +
3629 CARTWRIGHT CT
BONITA SPRINGS FL 34134

GARBE PETER +
3599 CARTWRIGHT CT
BONITA SPRINGS FL 34134

HUGHES ROBERT +
10351 WOODS EDGE DR
FISHERS IN 46037

WILLARD L JOHNSTON TRUST +
3539 CARTWRIGHT CT
BONITA SPRINGS FL 34134

MEHRBRODT WERNER +
LINNENBRUEGGERSTR 16
MUNICH 81829
GERMANY

DASSAU WILLI + JOSEFINE
KLINGER STR 12
MUNCHEN 81369
GERMANY

DANIELS WILLIAM L TR
3591 MCCOMB LN
BONITA SPRINGS FL 34134

ZANDLO MICHAEL TR
3560 MCCOMB LN
BONITA SPRINGS FL 34134

MOURITSEN MATHEW ROBERT &
2663 BRIDLE OAK DR
SOUTH JORDAN UT 84095

WINDSOR PLACE CONDO ASSOC
PO BOX 2568
BONITA SPRINGS FL 34133

MULLALLI SHPRESA
3491 CARTWRIGHT CT
BONITA SPRINGS FL 34134

STEED THOMAS D
3470 CARTWRIGHT CT
BONITA SPRINGS FL 34134

BARON MARION J + CHERYL L
3461 CARTWRIGHT CT
BONITA SPRINGS FL 34134

PAGE MICHAEL & RIKKE
1904 FAIRFAX CIR
NAPLES FL 34109

BONITA 3465 PROPERTIES LLC
1033 SPANISH MOSS TRL
NAPLES FL 34108

BEACH STORAGE LLC
8841 WEST TERRY ST
BONITA SPRINGS FL 34135

MEINEN JOHN &
PO BOX 413
BAYFIELD ON N0M 1G0
CANADA

HUJARSKI ELLIOT
505 MCALWAY RD
CHARLOTTE NC 28211

AJO AILED TORRES
3542 MCCOMB LN
BONITA SPRINGS FL 34134

TAYLOR SUE ANN NEUDER TR
3490 CARTWRIGHT CT
BONITA SPRINGS FL 34134

BAREFOOT EXPRESS LLC
104 INAGUA LN
BONITA SPRINGS FL 34134

PRICE MICHAEL R &
3481 CARTWRIGHT CT
BONITA SPRINGS FL 34134

ARCE CESAR MORENO &
3450 CARTWRIGHT CT
BONITA SPRINGS FL 34134

BAREFOOT EXPRESS LLC
104 INAGUA LN
BONITA SPRINGS FL 34134

CAPTAIN INVESTMENTS INC
1614 COLONIAL BLVD UNIT 101
FORT MYERS FL 33907

MCGONIGLE RODNEY + JACQUELINE
3490 BAILES ST
BONITA SPRINGS FL 34134

PageBreak

MORRILL MICHAEL E &
3470 BAILES ST
BONITA SPRINGS FL 34134

AJ FIEBE LLC
3525 BONITA BEACH RD # 102
BONITA SPRINGS FL 34135

SILVER BIRCH CAPITAL LLC
PO BOX 2568
BONITA SPRINGS FL 34133

KRIMITSOS GEORGE & IRENE
9 CASTLE DR
WOODBURY NY 11797

GEM LOUPE INC
3525 BONITA BEACH RD UNIT 108
BONITA SPRINGS FL 34134

MCFARLAND SUSAN M
3525 BONITA BEACH RD #110
BONITA SPRINGS FL 34134

SILVER BIRCH CAPITAL LLC
PO BOX 2568
BONITA SPRINGS FL 34133

PageBreak

SUNSHINE ENTERPRISES OF NAPLES
4604 ABACA CIR
NAPLES FL 34119

NUMBER 13 INC
3525 BONITA BEACH RD #103
BONITA SPRINGS FL 34134

FLA INVEST LLC
PO BOX 1658
BONITA SPRINGS FL 34133

ROSEN TODD D TR
WINDSOR TRUST
STE 107
3525 BONITA BEACH RD SW
BONITA SPRINGS FL 34134

SAGGESE CECILE TR
828 BENTWOOD DR
NAPLES FL 34108

STAFFORD STEVEN R +
3525 BONITA BEACH RD #110
BONITA SPRINGS FL 34134

The News-Press
media group
news-press.com A GANNETT COMPANY

Attn:
Q. GRADY MINOR & ASSOCIATES, P
3800 VIA DEL REY
BONITA SPRINGS, FL 34134

Before the undersigned authority personally appeared said legal clerk, who on oath says that he or she is a Legal Assistant of the News-Press, a daily newspaper published at Fort Myers in Lee County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of

Notice of Meetings

In the Twentieth Judicial Circuit Court was published in said newspaper editions dated:

12/14/2021

Affiant further says that the said News-Press is a paper of general circulation daily in Lee, Charlotte, Collier, Glades and Hendry Counties and published at Fort Myers, in said Lee County, Florida, and that the said newspaper has heretofore been continuously published in said Lee County, Florida each day and has been entered as periodicals matter at the post office in Fort Myers, in said Lee County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has never paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and Subscribed before me this 14th of December 2021.

Denise Roberts
Legal Clerk

Kathleen Allen
Notary Public State of Wisconsin County of Brown

1-7-25
My commission expires

# of Affidavits: 1
This is not an invoice

NOTICE OF PUBLIC INFORMATION MEETING

A Public Information Meeting pursuant to Section 4-28, Bonita Springs Land Development Code will be held January 6, 2022, 5:30 p.m. at Bonita Springs Fire Department, 27701 Bonita Grande Drive, Bonita Springs, FL 34135. The Public Information Meeting will provide general information regarding the proposed Special Exception application (SPE20-75174-BOS) to allow outdoor consumption on premises (COP) in conjunction with a restaurant. The subject property (STRAP Number 04-48-25-B1-00016.0000 and 04-48-25-B1-00016.0010) is located on the south side of Bonita Beach Road, approximately 400 feet west of Windsor Drive in Section 04, Township 48 South, Range 25 East, Bonita Springs, Florida. If you have questions or comments, please contact Sharon Umpenhour with Q. Grady Minor and Associates, P.A., 3800 Via Del Rey, Bonita Springs, Florida 34134 by email: sumpenhour@gradyminor.com or phone: 239-947-1144. Project information is posted online at www.gradyminor.com/planning. Please be advised that any information provided is subject to change until final approval by the governing authority. The Public Information Meeting is for informational purposes, it is not a public hearing.
AD #5036314 Dec 14, 2021

Wayne Arnold: All right. Good evening. I'm Wayne Arnold with Grady Minor and Associates here in Bonita Springs. And we're here for a special exception application for the Bonita Beach Diner. Sharon Umpenhour is recording the meeting for us. She's from our office. This is Maureen Minker, she's with MHK Architectural who is doing the architectural design for the project. Anna Davis is with the restaurant team. And then Skip Fox who is with Smith Organics, which is the developer of the restaurant concept we're talking about. They have another place down in Naples called Lake Park Diner. That's been operating for two years, almost. It's a similar concept, a lot of outdoor seating, courtyard concept, heavily an organic menu.

So, we're going to go through a process a tonight. The special exception is for an outdoor consumption on premises permit. The restaurant use is permitted by right under the Bonita Beach Road overlay.

[00:01:02] But we have to go through a special exception process to show staff and the public where outdoor dining will be and where outdoor consumption of alcoholic beverages would be on the site. We have residences within 500 feet of us and we have a church on the other side of Bonita Beach Road. So, it triggers us to go through this public process.

So, the site, it's about two and a quarter acres. It's located just west of Windsor Road on the south side of Bonita Beach Road, as outlined in yellow here. So, we have commercial properties immediately east and west of us. To our southwest and south we have residential properties. And then to the north, across Bonita Beach Road is the church. It's in the old Harley Davidson building. So, we're within 500 feet of those, so we're going through this process. Our access will only be from Bonita Beach Road. So, this is a little bit about the site itself.

[00:02:00] It's currently zoned as a commercial planned development but we're utilizing the overlay to have the restaurant use that's permitted by right. It's designated general commercial under the city's future land use element. They encourage us to have uses that are closer to Bonita Beach Road, pedestrian friendly. A restaurant is one of the uses they like because it activates the street, if you will.

So, this is a detailed site plan that we have on the screen on an aerial. What it highlights is Bonita Beach Road is to the right. Our access is on the eastern portion of the stie coming into the parking lot. The building area is actually very compact and located as close to Bonita Beach Road as we can make it work. It consists of both indoor and

outdoor dining space. I'm trying to find the pointer so I can highlight some of these.

[00:03:00] Can you all see the red dot okay? So, Bonita Beach Road over here. The site access comes in on the eastern side of the property into our parking area. And the restaurant building itself is located in this area. What it consists of is the main restaurant kitchen and indoor part of the building. We have a series of indoor seating areas here. We have a courtyard that's completely enclosed with a wall. I have some graphics that Maureen Storm created to show you in a minute.

So, what we've tried to do is isolate ourselves from the nearest residence back here and focus the attention of the restaurant to Bonita Beach Road. Staff has encouraged us to do that. The city's land development code encourages you to develop closer to Bonita Beach Road and put in a pedestrian pathway, etc. that's to code. This is a blow up of that area. So, you can see that we have labeled here the kitchen area.

[00:04:00] So, this is where the food preparation occurs. Indoor seating occurs on the east side of the building. We have outdoor seating throughout our courtyard. We call this Renson seating. Renson is really louvered system where it could be covered during inclement weather. It can be opened during nice days. It's just a louvered system. Then we have an outdoor bar area that's covered but open to the courtyard with more outdoor seating, eventually a fire pit.

One of the features, if you came to our first neighborhood meeting, they had a stage set up. The stage has been removed from this in favor of maybe having a solo artist at some point and then just amplified sound that's controlled from inside with small speakers that would be on the ground while you're dining, you could have that music and add to the ambiance. But you can see what we're trying to highlight, and it shows better on the architectural images. All of this area is enclosed with at least an eight-foot-high wall. This is solid building construction and then a wall that's visible from Bonita Beach Road.

[00:05:03] So, we've done everything we think we can to minimize any impact that would be to the residences to the south. So, again, this just puts it in context of what's around us. We have the Bonita Executive Suites to the east, the Westgate Center to the west, residential properties off Maran Lane and McComb Lane to the south. But there's no interconnection with those residential neighborhoods. The access is only on Bonita Beach Road.

So, some of the images, this is from Bonita Beach Road. The little truck that's shown there is not really a food truck. It's a prop, if you will. It's an old British vehicle. You can see these gates that are shown in this area can close, so that is not visible all the time. That's something that would be open occasionally. This is the view, again, from Bonita Beach Road. You can see we pulled it closer to the street, heavily landscaped.

[00:06:02] You can see the wall system I was talking about. This is the indoor seating, for instance, that's on the east side of the building. That's the main kitchen building. This, of course, is the type of wall that's going to surround almost the entirety of the dining area. So, this is a view looking to the west. This is sort of from the parking lot side of what you would see. Kind of the feature of their facility down in Naples is the red telephone booth. The Smith family is originally from England, so it's a little nod to the history of their family.

You can see the main entry goes into the courtyard. That, of course, again is the kitchen building, indoor dining, and then into the west elevation. This is adjacent to the commercial to our west. You can see again, they use these wall treatments – Let me go back to this one and explain that. This is inside that courtyard.

[00:07:00] So, you can see where we have the vehicle up near Bonita Beach Road. This the Renson seating. You can see it's got covered louvered area over it, but it's still outdoor dining. But it can be covered for inclement weather. And then you get a sense for sort of the courtyard seating area, so people can order their drink, wait for a table, whatever the case might be.

It's been a really, I think, well received concept, especially with COVID. So many people choose to sit outside to dine that we believe it's going to be well received in Bonita as well. This, again, is another image. You can sort of start to see the Renson outdoor seating. This concept for restaurant, you come in and you would order at the counter. They provide you with drinks there. They give you a table number. You go to your table, put the number down, a waiter or waitress is going to bring you your food order. And then you can order additional items through their electronic ordering systems, if you chose to do so. So, those are kind of the images and the concept for this.

[00:08:00] And again, this was at west elevation. It's kind of a see through, but that is also going to be a solid wall. So, the nearest to the residences is this area, that's the whole kitchen, service area. And then the outdoor dining is behind another wall. That's at least eight feet high

and I think it varies, Maureen, to higher than eight feet. But it's at least an eight foot high wall. We think the concepts are nice. It's been well received. It's going to be, I think, a nice addition to Bonita.

So, the process we're in, we've been going through this process with staff. They found our application sufficient. And under their code, we're required to hold this neighborhood information meeting to share with you where we are in the process, what our latest plans are. And then we're scheduled to go to the Zoning Board on February the 8th. The city has not given us a formal date to go to City Counsel yet. They won't do that until after this meeting tonight and they see the transcript to find out who all raised issues that may require us to make modifications to the plan.

[00:09:00] Or if people are generally happy, then they'll go ahead and get us scheduled for a meeting. But that's kind of how that process works. So, with that, I'll turn it over to the audience and we'll be happy to try to answer any questions you may have. I didn't say it, but this restaurant will be at least 150 seats. We have a little bit more than 150 seats. But they will be seeking a full liquor license to serve beer, wine, and liquor as they do down in Naples. With that, I'll be happy to answer any questions. I know Skip and Maureen and myself will be happy to do that if anybody has questions.

We have one Zoom visitor, so if they have a question, if they could maybe let Sharon know that they have a question, we can certainly take that question, too.

David: Yeah, my name is David Smith. I live on Maron Lane. My first question, I've got a couple, but my first question, the kitchen part, and the indoor dining, what, approximate, what is the height?

[00:10:00]

Maureen: The kitchen building has a parapet wall and we're about 19 feet, basically to shield all the mechanical units that we have on the roof of that kitchen. That's the highest. The indoor dining is a little bit sloped. I want to say at its high point, I think we are 16 feet. I'd have to doublecheck that for you. It's on all the documents.

Wayne: It's a low scale single story building, for sure.

Maureen: And we've got all the mechanical units screened really well. And that's the only reason for the height, really.

David: Will the dumpsters be on the backside of the kitchen.

Maureen: Yes, they are –

Wayne: The dumpsters are and I can show you. This is the site plan. And the commercial zoning line stops right here. So, we have the dumpsters located in this area, adjacent to commercial.

[00:11:02] We didn't want the garbage vehicles to have to come all the way back to the end of the site closer to the residences. So, they're right outside the kitchen door and they're enclosed with dumpster enclosures that the city requires.

David: On the back edge, there's some fairly large royal palms back there. What's your plans on removing trees?

Wayne: We've got a buffer that's required and there's an eight foot wall in our buffer. I don't know enough about those trees. Michael Hererra may know a little more about that. He was stuck in traffic. But obviously, to the extent we can salvage a nice tree like a royal palm, we certainly would try to do that. I don't think we have to fill a lot of the site, which is a challenge many times to try to save trees. But in this case, I don't think we have to bring in a lot of fill.

[00:12:00] Anybody else have a question?

Joseph: I just have one –

Sharon: What's your name, sir?

Joseph: I came in a little late. We have an eight-foot wall across the back of that, too? By the end of the parking lot?

Wayne: Yes. Across the parking lot there's an eight-foot wall and a 15-foot-wide landscape buffer.

Sharon: Sir, what was your name? Sir?
Wayne: Sir, what was your name? I'm sorry.

Joseph Freenon (SP): Joseph Freenon (SP).

Wayne: Okay.

Rob Sear: I'm Rob Sear. I live on Grand Lane. And the parking, how many parking spots do you anticipate?

Wayne: You know, I don't know exactly how many we've got on that plan.

It's ultimately going to depend on how many seats we have in the restaurant itself.

[00:13:00] Because in Naples, it's probably of the one best restaurants. I've been there a lot. The parking always seems to be a challenge.

Wayne: They did recently acquire the lot to the south of them where the furniture store and the restaurant used to be. So, that's been improved to be parking for the Lake Park Diner as well.

Wayne: That's the only challenge.

Wayne: And this one, I think we're comfortable. We've gone back and forth with staff and they, obviously, are concerned that we have enough parking. So, we're meeting the code requirements for parking for restaurants. And it's based on indoor and outdoor seating. So, we're confident we have at least what the city says everywhere else works.

Rob: Would you be doing breakfast, lunch, and dinner?

Wayne: I think right now the anticipation is there'd be breakfast on Saturday, Sunday, and hours probably from 10:30 to, I don't know 10 p.m. on the Saturdays and Sundays.

Skip Fox: So, we have brunch on –

Wayne: This is Skip Fox who is with the restaurant group. Skip, if you could make sure you speak up so Sharon can capture it. But if you want to talk about your hours, that would be great.

[00:14:00]

Skip: So, on the weekends we do brunch. During the week we just do lunch and dinner. We open at 9:30 for brunch on Saturday and Sunday. And we close at 10:00 every night except Sunday, we close at nine.

Rob: So, pretty much what you're doing in Naples.

Skip: Exactly.

Rob: You're doing an outstanding job in Naples.

Skip: Thank you.

Rob: The food is very creative, the service, it's got a very good price

point.

Wayne:

Stacey Daniels: I don't know what all we missed, so I'm sorry if I ask questions that have been answered. We live right behind this on McComb Lane, not on that side of the road but across the street. We are pretty new in the area. We're fulltime here now and that's where we intend to stay forever. We were told by a neighbor that Maran – Is it Marian lane or something?

[00:15:02]

Wayne: It's Maran.

Stacey: Maran Lane is a road that was supposed to be running along back there. But the paper that we got looked like it was going across from that? I don't know where that road was.

Wayne: No. This is an aerial photo that shows the property. Maran Lane is right here. Our site is here. The road does not go through and McComb Lane goes south of the property with no connection. Our only access is on Bonita Beach Road.

Stacey: No, I know. But we were told that that road is a dedicated road, it hasn't been abandoned or whatever, that runs through.

Wayne: There's no road that runs through the property. We've had title work run and there's no reservation for a road across the property.

Stacey: Where is the outdoor eating going to be?

Wayne: It's inside a courtyard. So, everything is an enclosed courtyard with either hard fixed roof areas – So, this is a copy of the site plan.

[00:16:02] The restaurant building is all of this area, focus up near Bonita Beach Road. So, all of the outdoor dining occurs in a courtyard that's surrounded by either a solid wall or the restaurant buildings themselves. So, there's indoor dining here. There's a restaurant building area here. There's a bar area here. And then this is a courtyard that will have seating. I'll go back to the renderings because they really tell the story of what's going on inside the building.

So, this will give you a sense of the courtyard type dining that's going to occur for the outdoor seating. So, that's under a louvered

awning type structure. And then there's also going to be some indoor seating on the opposite side of the building.

Stacey: Okay. And I was counting something like, I don't know, like a lot of parking spots –

Wayne: Restaurants require a lot of parking in the city of Bonita, they do.

Stacey: What's the occupancy expected to be at the restaurant.

Skip: It will be about 150 seats, a little over 150 seats.

[00:17:00]

Wayne: Yeah, you have to have at least 150 seats to operate a liquor license.

Stacey: Liquor license, too?

Wayne: Yes. That's the whole purpose of our meeting tonight is so they can serve alcohol in the courtyard. The restaurant's permitted by right –

Stacey: Likely music out there, too, right?

Wayne: Yes, we're anticipating there'll be some amplified speaker music and then occasionally they may have a soloist of some sort who'd play guitar or something like that.

Bill: Would that be five nights a weeks or three nights a week.

Wayne: I'll let Skip respond to that. One at a time so we can catch it. This is being recorded, ma'am.

Sharon: Ma'am, what's your name, please?

Stacey: Stacey Daniels and Bill Daniels.

Skip: We don't have live entertainment at Lake Park Diner right now. We don't have a plan, necessarily, to have it at Bonita. But if we did, as Wayne said, it would be a solo performer. It would be, if it was even amplified, it would be very small speakers at a place that he or she would be playing from. But we don't have any plan for it currently at all and probably won't have one.

[00:18:01]

Wayne: It's one of the things that staff asks about. So, if they need to impose

a condition for any hours of limitation on that, that's part of this special exception process that they would ask.

Stacey: When does that get looked at or decided?

Wayne: It gets decided ultimately by city counsel when we go to them. The planning and zoning board will listen to this on February the 8th. And they'll make a recommendation to city council.

Stacey: Will we get notice of that, as well?

Wayne: You will. If you received notice for tonight's meeting, you'll get notice for those.

Stacey: Is there any process or thing in store where we can communicate our concerns in writing to anybody?

Wayne: Sure. Staff, this is a public petition. This is not a city meeting tonight. This is our meeting to share our plans with you. But the zoning board is open to the public. You can participate virtually for that or in person. And then obviously, with city council, you can communicate with your council members as well.

[00:19:01] Yes, sir?

Joseph: So, the traffic that pulls out has to go east, correct?

Wayne: Correct. Yes, it's right out only.

Joseph: Is there any concerns of people trying to – obviously, they'll want to go west, it's going to put a lot of extra traffic trying to make that U-turn down at Windsor?

Wayne: Staff as looked at that and so far, I think, the development order is ready to be issued for the restaurant. I know that we're putting in a right turn lane and doing some other turn lane improvements for the city. But again, the purpose of this meeting is really to talk about outdoor consumption of premises because the restaurant itself is permitted by right. If they had all enclosed seating, we wouldn't be here tonight. But because we want the courtyard concept, it's considered outdoor dining. Yes, ma'am?

Carol Erdman: I forgot your name, sir.

Skip: Skip.

[00:19:58]

Carol: Skip, you said you have no plans for outdoor music at this time. But there's a stage in the renderings. What's the stage for then?

Skip: You want to address that?

Maureen: Not any longer.

Wayne: The stage is no longer on the concept. In the early meetings there were. Staff was concerned about it. We heard from neighbors. So, what our application includes now is the opportunity to have amplified outdoor sound that has to be controlled by indoors. So, that means the management can control the volume of any outdoor music that might be playing on a speaker. And then what we've proposed to staff is, while Skip says there's no immediate plans for live outdoor music, we've asked staff to be able to do that on occasion and it would have to be a solo performer to do that.

Carol: I don't know the requirements of Bonita Springs but if you're granted the outdoor seating, does that automatically mean that you can have outdoor music?

[00:21:00] Are there limitations? Would you have to get another special consideration in order to get outdoor music?

Wayne: No. For just doing the outdoor amplified sound, it's my understanding we don't need any special permission to do that. We can't violate the noise ordinance. So, there are decibel levels we have to operate under. But if we wanted to have live entertainment or special events, we would have to go back to city council and ask for those as separate approvals. I know that's common for some of the restaurants, St. Patrick's Day events and things like that where they want a band or something in the parking lot, that requires a special approval.

Carol: Perhaps I wasn't clear with my question. If you didn't get the approval for the outdoor seating, you wouldn't be able to have outdoor music, correct?

Wayne: No. The outdoor that we're seeking today is only to serve alcoholic beverages outside. It has nothing to do with us having indoor/outdoor dining. It's only to serve alcohol outside.

[00:22:00]

Carol: If you weren't serving outside, though, and again maybe I didn't

read the code properly, but I thought the outdoor music comes with it. If you were an establishment that didn't have outdoor seating for liquor, you wouldn't have outdoor music. I'm wondering if the two of them are linked together or if you can tell me. Perhaps I don't understand the code.

Wayne: I'm not sure I understand the distinction but it's my understanding, the reason staff is asking us the question about what we're doing is because they may want to condition the hours of operation to make sure that any outdoor music that's going to be played there isn't going to be an issue for any of the neighbors.

Carol: And that's my only concern. Actually, let me start over. I think your concept is wonderful. Bonita Springs has a very laid-back community, beachy feel to it.

[00:23:04] And if this were a Taco Bell or a Wendy's, and I hope I'm not stepping on anyone's toes here, I don't mean to do that. But if that were the restaurant coming in, I would not be happy about it at all. I like the fact that this is, first of all, local, that the operation that you have in Naples is a great operation. I like that fact. I'm really concerned about the music. I don't live there yet but I'm going to be building a house on McComb. So, I'm quite concerned that even at 9:00 at night, I'm sitting back by my pool and I'm feeling the bass or hearing the music from the street.

I can imagine the person at the end of Maran or the three people on McComb that are right behind it are in a worse situation than I'm in.

[00:24:00] It's the music that I'm concerned about. I don't know if that's been addressed by other people.

Wayne: No, we appreciate that concern. I know that's something – It's just part of the discussion point that we've had with staff, too, for many months. I don't know what the recommendation is going to be ultimately. We want to be good neighbors too because we want our neighbors to come and patronize the restaurant. The last thing we want to do is be a problem. I think if you go to the Lake Park Diner, sometimes the conversation gets so loud, you don't even realize they have some amplified sound there. They've got speakers outside in the order areas, for instance, and they've got some other speakers on the other side of the building.

It's not a bar, in that essence. It's meant to be a nice family dining experience and largely an outdoor environment. I think the courtyard concept that we've designed is going to ameliorate most

of those concerns that you would have over noise.

Maureen: That's really going to help, too, this courtyard enclosed concept.

[00:24:58] We've got masonry walls, etc. that's really going to absorb quite a bit of that. Anything they have for entertainment is going to be very laid back and muted, to begin with. Just because of the shear mass of building, that's the courtyard, that's going to help enormously. We've got a lot of landscaping, too. That tends to absorb quite a bit, as well. It's really close to, as Wayne mentioned, very close to Bonita Beach Road, not close to the development, the residential.

Wayne: And I don't know if you picked up on what I was saying. This is a landscape buffer that's required to be here against the residences. So, that's a 15-foot-wide landscape buffer with an eight-foot-high fence in it. So, that should help, too. That reduces any of the light and glare from parking. But also, I think, when you layer in the landscaping that occurs here, the landscape islands, the landscaping against the building and then you have the building itself.

[00:26:02] So, your music that might be amplified in this area and the outdoor diners, that's the distance to the nearest residence that we have. To back a house, that's several hundred feet. Yes, sir?

David: So, you are going to construct a fence all the way around?

Wayne: It's not all the way around. It's where we abutted residential property.

David: What type of fence will that be?

Wayne: Do we know what type of fence it's going to be yet?

Maureen: No, I don't –

Wayne: Do you know, Michael?

Michael Hererra: It's a wall.

Wayne: It's a wall. So, it's a solid fence or a wall.

David: So, it's going to be eight feet?

Michael: Solid wall, yeah.

Wayne: This is Michael Herrera, by the way, our design engineer from our

firm.

Stacey: You said you bought the property south? I'm trying to get up to speed because we're newer. Who owns the other vacant property back there? Is that what you're talking about, down below the parking lot there?

Wayne: This is part of the property.

Stacey: That's part of what you own?

[00:27:00]

Wayne: Yes. That's all water management, is it not, Michael?

Michael: Yes.

Wayne: That's part of our water management.

Stacey: So, you don't have a plan to expand parking there?

Wayne: Storm water management is in that area, dry retention. It's hard to see on there but you can kind of see – That's the surface water management system.

Maureen: Also, in answer to your question, sir, about the parking, it looks like we're a little over 100 spaces in there.

Skip: Which is like seven times what we have at Lake Park.

Rob: It's a challenge sometimes.

Bill: You made a comment –

Wayne: Hang on a second. Sorry, I just heard two conversations. We're trying to record it. Go ahead.

Bill: You made a comment that you might want to have a band in the parking lot.

Wayne: No, I didn't say that.

Bill: You didn't say that?

Wayne: No, I said there's a separate process for restaurants that do want to have special events, they go get a special events permit through the

city. That's not this process we're in today.

[00:28:00]

Carol: Someone over there, I think brought up about the traffic. So, about going down Windsor, was that you?

Joseph: Well, when they pull out, they've got to go towards 41. If they want to go back west, they're going to have to make a U-turn somewhere along the line.

Carol: Yeah.

Sharon: Ma'am, can I get your name, please?

Carol: Carol Erdman.

Sharon: Thank you.

Wayne: Part of the analysis for a restaurant, whether we're going through serving alcohol outdoors or not, we have to do a full traffic analysis. And staff has approved our traffic analysis. So, the impacts on Bonita Beach Road are no different. This is zoned today for a restaurant or many other retail uses. It's all about serving alcohol outside, which is the subject of our application with the city.

Anything else, anybody? Our presentation is available on our website. I don't know if anybody wants to take a photo of the contact information.

[00:29:04]

Sharon: Go to the first page. It's got the QR code.

Wayne: What you can do, gradyminor.com/planning. And then the city of Bonita Springs Community Development also has our application materials available on it. Again, we're scheduled for zoning board on February 8. We don't yet have a date for city council. That should be assigned soon and that will be posted on our website, as well. Mail notices will go out for zoning board and city council for surrounding property owners. If you'd like a copy of this conversation, either just contact Sharon. Our cards are in the back. Or email sumpenhour@gradyminor.com address and we'll get it to you.

Carol: I was on that website just today, gradyminor.com/planning. It showed the old rendering with the stage. Is there a new rendering that you're going to –

[00:30:01]

Sharon: There's a new one on the website.

Carol: On what website.

Sharon: The most current plan is on our website.

Carol: The gradyminor.com?

Sharon: Mm-hmm.

Wayne: Any other comments? If not, we'll adjourn and let everybody get home to dinner. Or you can go to Lake Park Diner in Naples.

Maureen: Thank you for coming.

Wayne: Thank you all for coming out. Like I said, any questions, I'm available, Sharon's available, Skip, Maureen.

[End of Audio]

Duration: 31 minutes

AFFIDAVIT OF POSTING NOTICE

Community Development Department | 9220 Bonita Beach Road, Suite 111 | Bonita Springs, FL 34135 | Phone: (239) 444-6150 | Fax: (239) 444-6140

INSTRUCTIONS

A zoning sign must be posted on the parcel subject to any zoning application for a minimum of fifteen CALENDAR (15) days in advance of a Public Hearing and maintained through the City of Bonita Springs Public Hearing, if any. This sign will be provided by the Zoning Division in the following manner:

a. Signs for case # SPE20-75174-BOS must be posted by January 24, 2022.

b. The sign must be erected in full view of the public, not more than five (5) feet from the nearest right-of-way or easement.

c. The sign must be securely affixed by nails, staples or other means to a wood frame or to a wood panel and then fastened securely to a post, or pother structure. The sign may not be affixed to a tree or other foliage.

d. The applicant must make a good faith effort to maintain the sign in place, and readable condition until the requested action has been heard and a final decision rendered.

e. If the sign is destroyed, lost, or rendered unreadable, the applicant must report the condition to the Zoning Division, and obtain duplicate copies of the sign from the Zoning Division.

f. The Division may require the applicant to erect additional signs where large parcels are involved with street frontages extending over considerable distances. If required, such additional signs must be placed not more than three hundred (300) feet apart.

When a parcel abuts more than one (1) street, the applicant must post signs along each street. When a subject parcel does not front a public road, the applicant must post the sign at a point on a public road which leads to the property, and the sign must include a notation which generally indicates the distance and direction to the parcel boundaries and the dimensions of the parcel.

NOTE: AFTER THE SIGN HAS BEEN POSTED, THE AFFIDAVIT OF THE POSTING NOTICE, BELOW, SHOULD BE RETURNED NO LATER THAN THREE (3) WORKING DAYS BEFORE THE INITIAL HEARING DATE TO CITY OF BONITA SPRINGS ZONING DIVISION, 9220 BONITA BEACH ROAD, SUITE 109, BONITA SPRINGS, FL 34135.

(Return the completed Affidavit below to the Zoning Division as indicated in previous paragraph.)

STATE OF FLORIDA
COUNTY OF LEE

BEFORE THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED Sharon Umpenhour WHO ON OATH SAYS THAT HE/SHE HAS POSTED PROPER NOTICE AS REQUIRED BY SECTION 4-229(B) OF THE CITY OF BONITA SPRINGS LAND DEVELOPMENT CODE ON THE PARCEL COVERED IN THE ZONING APPLICATION REFERENCED BELOW:

SIGNATURE OF APPLICANT OR AGENT

Sharon Umpenhour, Senior Planning Technician

NAME (TYPED OR PRINTED)

Q. Grady Minor & Associates, P.A., 3800 Via Del Rey

ST. OR P.O. BOX

Bonita Springs, FL 34134

CITY, STATE & ZIP

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to and subscribed before me this 19 day of January, 2022, by Sharon Umpenhour, Senior Planning Technician, personally known to me or who produced _____ as identification and who did/did not take oath.

Signature of Notary Public

Carin J. Dwyer

Printed Name of Notary Public

My Commission Expires:
(Stamp with serial number)

NOTARY PUBLIC STATE OF FLORIDA
CARIN J. DWYER
MY COMMISSION # GG 982367
EXPIRES: May 14, 2024
Bonded Thru Notary Public Underwriters

PUBLIC NOTICE
ZONING
ACTION
REQUESTED
BONITA SPRINGS

PUBLIC NOTICE
ZONING
ACTION
REQUESTED
BONITA SPRINGS

CITY OF BONITA SPRINGS
COMMUNITY DEVELOPMENT DEPARTMENT
NOTICE OF PUBLIC HEARING
APPLICATION: SPE20-75174-BOS

This is a courtesy notice of a proposed zoning action within 500 feet of property you own. You are encouraged to attend these public hearings and/or complete and return the attached Citizen Response Form, should you have any comments or concerns regarding this matter. If you have any questions or would like further information, please contact **Mary Zizzo, Planner**, at **(239) 444-6162, or mzizzo@cityofbonitaspringscd.org.** Copies of the staff report will be available one week prior to the hearing. This file may be reviewed at the Community Development department, 9220 Bonita Beach Road, Suite 109, Bonita Springs, FL 34135 or online at:

http://cityofbonitasprings.org/cms/one.aspx?pageId=13788499

Zoning Board of Adjustments:	**City Council:**
February 8th, 2022 at 9:00am Bonita Springs City Hall 9101 Bonita Beach Road Bonita Springs, FL 34135	March 2nd, 2022 at 5:30pm (Tentative) Bonita Springs City Hall 9101 Bonita Beach Road Bonita Springs, FL 34135

CASE NUMBER: SPE20-75174-BOS

CASE NAME: Bonita Diner Special Exception

REQUEST: A special exception request at 3621 & 3601 Bonita Beach Rd, to allow outdoor consumption on premises, associated with a Restaurant, Group III use.

LOCATION: The subject property is located at 3621 and 3601 Bonita Beach Rd, Springs, FL 34134. STRAP: 04-48-25-B1-00016.0000 and 04-48-25-B1-00016.0010

Any person requiring special accommodations at any of the meetings because of a disability or physical impairment should contact Lisa Roberson, Director of Financial and Administrative Services, at 239-949-6262, at least 48 hours prior to the meeting. If a person decides to appeal a decision made by the council in any matter considered at this meeting/hearing, such person may need to ensure that a verbatim record of the proceeding is to be made, to include the testimony and evidence upon which any such appeal is to be based.

From: ab <josefinedassau@aol.com>
Sent: Thursday, December 3, 2020 2:11 PM
To: Mary Zizzo <MZizzo@cityofbonitaspringscd.org>
Subject: Case# SPE20-75174-BOS

Dear Ms. Zizzo,

We're part residents of Bonita for 40 years now.

Since 1992 we're living on McComb Ln 3581

May we express our big concerns about the exception for zoning Bonita Diner Special on Bonita Beach Road.

In our opinion and we're sure also from our neighborhood, we're worrying about the size of the building and also the planned outdoor bar, outdoor games and live music.
Isn't to call it a Diner misleading?
We've had this problem once before, when "Sneaky Petes" opened and was planned as a family restaurant. It turned out to be a Bar also and the music is very loud sometimes. That's inside!

Can't imagine how noisy this entertainment outside will be and how negative it'll be for our quiet neighborhood and also for our property values.

As you're the City Planner, we do need your help please.
Thank you very much in advance.

Sincerely,
Josefine and Willi Dassau

From: Kay Happel <khap33@outlook.com>
Sent: Sunday, December 6, 2020 3:50 PM
To: Mary Zizzo <MZizzo@cityofbonitaspringscd.org>
Cc: laura.carr@cityofbonitasprings.org
Subject: Bonita Diner zoning exception case#SPE20-75174-BOS

Dear Mary Zizzo,

My husband and I are opposed to subject zoning exception, as are many of our neighbors. A new business should enhance the immediate neighborhood; this "Diner" as proposed, would damage our Florida life style and thus our property values. There are building codes requiring that we contain our water drainage so as not to flood our neighbor. In the same way, we also contain our noise so that we don't impose our lives on our neighbor. The fact that this business is all about "consumption outdoors" means that they cannot contain their noise; it will be heard for blocks. We will be forced to live indoors, close our windows and hope we can hear our TVs and sleep at night. This will devalue our property which we count on to sustain us through retirement.

This proposed "Diner" is really an all outdoor restaurant/bar/nightclub. The owners say it is not a nightclub because it is only open to 10pm(until they decide to stay open later).??? If this exception is approved, what's to stop them???

<u>Noise factors – concerns to address</u>
Outdoor capacity for 200-300 people -consuming food and drink
Large outdoor bar
Outdoor games
Outdoor elevated stage for live amplified music
Open 10am – 10pm with potential to be open later

We suggest that they enclose it all in a roofed building with sound proofing.
Or
Build a "Diner" like they built in Naples, Lake Park Diner,(no bar, no stage, no live music, no games).
Or
Change locations totally(not adjacent to residential property)

Sneaky Pete's has live music, in a building where they have added some sound proofing (after neighbor's complaints) which helped, but music is still heard at times inside the house. This "Diner" is Sneaky Pete's only outdoors. Imagine how loud and how far unobstructed noise will travel. Imagine this in your neighborhood from morning to 10pm. Would you want this, literally, in your back yard?

We have been fulltime residents at 3645 McComb Lane for 22 years and hope you will address our concerns and save our quiet neighborhood and our hard earned retirement.

Thank you

Kay Happel and Patrick Lapointe

Sent from Mail for Windows 10

From: David Hearnden <david3830@aol.com>
Date: December 9, 2020 at 8:01:19 PM EST
To: Mary Zizzo <MZizzo@cityofbonitaspringscd.org>
Subject: #spe20-75174-BOS

Good morning my name is David Hearnden
3666McComb Lane Bonita Springs 34134.
About this request for planning of this restaurant, it is just a terrible idea. It is going to effect a lot of elderly people who live year round, right behind this proposed business. The amount of traffic that will come onto McComb lane will be tremendous. McComb Lane is a private rd, and right now it is used as a through rd by a lot of cars, in actuality they are trespassing. We are taxed the same as every other street east of us, those streets are county, we are not. The county refuse to do repairs to the drains, to prevent flooding, so my worry is that if there is a flood which is often and there is an accident. Then what happens, and with the late night drinking and up to 300 cars , some of which will use our street as a through fare it is a given that will happen. If the county was to asses us at a lower rate , so we could afford drainage , that might help. Up till then this plan is a disaster , not something Bonita needs, plus if it is like the other place they own it will not last. Then what, I honestly don't reckon you have given the welfare of year round residents any real thought. Please see that this is not brought to happen. On a another point our housing prices are going to tumble, and probably would not recover. Bonita would lose tax dollars on those sales.

Sent from my iPad

From: David Hearnden <david3830@aol.com>
Sent: Monday, December 14, 2020 3:42 PM
To: Mary Zizzo <MZizzo@cityofbonitaspringscd.org>
Subject: Diner

Since my last e mail, two houses that would be effected by it, are now up for sale. Think there may be a couple more, mine being one of them Sent from my iPad

From: Richard Johnson <rtjohn86@gmail.com>
Date: November 30, 2020 at 8:50:51 AM EST
To: Mary Zizzo <MZizzo@cityofbonitaspringscd.org>
Subject: RE: case#SPE20-75174-BOS

To Mary,
We are Richard and Bonnie Johnson and we live at 3566 McComb Lane in Bonita. Our property abuts the south eastern property edge of the property that is questioned in this case. We are very concerned about the building of such a large magnitude for outside entertainment, noise and disruption of our quiet residential neighborhood. We have lived here since building our home in 1989 and have enjoyed the restfulness of this neighborhood. We really hope that the city will not allow this building in our back yard. We are 93 and 82 years old and hope our concern will be taken in consideration at the meetings. Thank you,
Bonnie and Richard Johnson.

From: Uta Ehmke <ehmkeuta@gmail.com>
Sent: Saturday, December 5, 2020 6:38 AM
To: Mary Zizzo <MZizzo@cityofbonitaspringscd.org>
Subject: Case# SPE20-75174-BOS
Importance: High

Dear Ms. Zizzo,

we're part time residents of Bonita since 1990 in 3561 McComb Ln, Bonita Springs, FL 34134

We must express our biggest concerns about the exception for zoning Bonita Diner Special on Bonita Beach Road.

In our opinion and we're sure also from our neighborhood, we're worrying about the size of the building and also the planned outdoor bar,
outdoor games and live music.

Isn't to call it a Diner misleading?

Can't imagine how noisy this entertainment outside will be and how negative it'll be for our quiet neighborhood and also for our property values.

As you're the City Planner, we really do need your help!!!

Thank you very much in advance.

Sincerely yours
Werner Mehrbrodt & Uta Ehmke

From: jeanparadis@gmail.com <jeanparadis@gmail.com>
Sent: Monday, November 30, 2020 12:55 PM
To: Mary Zizzo <MZizzo@cityofbonitaspringscd.org>
Subject: Case #SPE20-75174-BOS

Hello Ms Zizzo,

We live at 3571 McComb Lane and have questions about the development on the above project.

The plans seem to be a stretch for the size of the property.....outdoor seating for 200, outdoor elevated stage .

We plan to attend meetings so we can understand the scope of the project. I'm sure the architects are aware of sound measurements . Please add us to your information regarding meetings. Thank you.

Regards,
Jean and Tom Paradis

Sent from my iPhone

From: Michael Zandlo <mikezandlo@gmail.com>
Sent: Wednesday, December 9, 2020 1:02 PM
To: Mary Zizzo <MZizzo@cityofbonitaspringscd.org>
Subject: Case #SPE20-75174-BOS

Hi Mary,

Has a date been set for the December meeting about the special exemption?

I have some serious concerns about this project regarding noise levels. The neighborhood had a problem with noise levels from Sneaky Petes and their live music is indoors. I don't understand how an outdoor live music venue can be allowed considering all the complaints that were made about Sneaky Petes.

Is there a website where I can find more information about this project.

Thanks,

Mike Zandlo

WESTGATE CENTER, llc

4505 SE County Road 760
Arcadia, FL 34266
239-248-0020-Telephone

March 31, 2021

Derek Rooney
City Attorney
9101 Bonita Beach Road
Bonita Springs, FL 34135

Arleen Hunter
City Manager
9101 Bonita Beach Road
Bonita Springs, FL 34135

Rick Steinmeyer
District 1
9101 Bonita Beach Road
Bonita Springs, FL 34135

Jesse Purdon
District 2
9101 Bonita Beach Road
Bonita Springs, Fl 34135

Laura E. Carr
District 3
9101 Bonita Beach Road
Bonita Springs, FL 34135

Chris Corrie
District 4
9101 Bonita Beach Road
Bonita Springs, Fl 34135

Michael S. Gibson, Jr
District 5
9101 Bonita Beach Road
Bonita Springs, FL 34135

Fred Forbes
District 6
9101 Bonita Beach Road
Bonita Springs, FL 34135

John Dulmer III, AICP
Community Development Director
Department of Community Development
Planning & Zoning Division
9220 Bonita Beach Road, Suite 111
Bonita Springs, FL 34135

Mary Zizzo Esp., Planner II
Department of Community Development
Planning & Zoning Division
9220 Bonita Beach Road, Suite 111
Bonita Springs, Fl 34135

Reference: Bonita Beach Diner or Bonita Diner
Case Numbers: DOS 20-75529-BOS
SPE 20-75174-BOS

Dear Ladies and Gentlemen:

My name is Paul Cartwright, I am the owner of Westgate Center, 3635-3665 Bonita Beach Road, the office complex located directly west of this proposed project. I am against having amplified music/live entertainment on this proposed project.

I believe Bonita Beach Diner/Bonita Diner can legally operate without any special exemptions if it was operated inside an enclosed building. If this was done inside a building, odds are there would not be any noise that could possibly affect the businesses that are in my complex. However, they wish to have this all outside and that is why the request for a special exemption. If you allow this amplified music/live entertainment to go on outside there is a possibility that it disrupts the businesses in my complex and could possibly be a financial hardship to me. To resolve the noise problem, I would have to call the sheriff's department and then based on the noise complaint the sheriff can decide if it actually is a problem or not. Why should I be put through this possible hardship?

At the public hearing on September 21, 2020, at the Bonita Springs Fire Station, I asked them if they had the music going on at their Naples complex (Lake Park Diner) where I could go and listen to the music to see if it would be a hardship or not. At that time, their representative told me that "No they didn't have the amplified music, that they were in to get approval with the city of Naples". Upon further investigation, I found out that this was a false statement. They were denied months earlier amplified music at the city council meeting on February 19, 2020. Reference petition number 19-LE10. Please review on Naples TV city council meeting archive dated February 19, 2020, item number 13. Also, at that meeting they were asked about their code violations. They had been cited for increasing their seating without approval. Additionally, numerous city council members were concerned about the parking that was taking place on road right of ways and in neighboring parking lots.

The reason I bring all this up is on their application with the city of Bonita Springs, they said they would be in charge of the volume control. Based on their pass history it doesn't look like they follow the rules too well. Additionally, they lied at the Bonita public hearing on this matter knowing full well they had been turned down for the same application that they were trying to get out of the city of Bonita Springs. You have to ask yourself why were they hiding this matter.

I went down to the city of Naples to research this matter on March 29, 2021. After talking to the city, I went by the applicants Naples location (Lake Park Diner) to get a feel for it. It was lunch time and the place was packed. Not only were all the chairs taken but there was approximately 15 people in line, I assume for take-out. Business was extremely good. Even watching the Naples council meeting of February 2020, the council members all expressed how well this restaurant was doing. On Lake Park Diner's Facebook page, they show where they have received numerous awards every year and also it shows where they did an expansion and that it would be ready October 2020. **ALL THIS WAS DONE WITHOUT AMPLIFIED OR LIVE MUSIC!** They're so successful that they plan on doing it again in Bonita Springs.

As it is currently zoned, Westgate Center tenants can operate 24 hours a day. There are no time restrictions to the hours my tenants can work. If you allow this special exemption on amplified music/live entertainment the city will have to prove now or in the future why they granted it to a business that has already proven they do not need the music to be successful. And at the same time possibly harming my complex and nearby residents. Please remember it is not only the job of the city council and city employees to bring in new business but also and more importantly to protect the current and long-standing taxpaying businesses and residents that have been in the city for many years.

If the city allows this, it will be quicker and easier for me to seek immediate litigation on this matter than deal with the possible noise and financial loss for many years to come. I believe a court will ask the same questions that I have asked and I believe the city will not be able to come up with a reasonable answer on why they approved this.

I URGE THE CITY COUNCIL TO DENY THIS SECIAL EXEMPTION FOR AMPLIFIED MUSIC/LIVE ENTERTAINMENT.

Respectfully,

Paul Cartwright

RETURN TO:
City of Bonita Springs
Community Development Department
Attn: Mary Zizzo
9220 Bonita Beach Road, Suite 109
Bonita Springs, FL 34135
mzizzo@cityofbonitaspringscd.org

Support ✓ Oppose _____

Application: SPE20-75174-BOS, Bonita Diner Special Exception

DATE: 1/12/22
NAME: Pam Whitfield PHONE: 239.777.0683
ADDRESS: 3646 McDab Ln CITY/STATE/ZIP: Bonita 34134

RECOMMENDATIONS AND POSTPONEMENTS: The Board may accept, reject or modify staff recommendations and take such other appropriate and lawful action including continuing said public hearings.

CONDUCT OF HEARINGS: These hearings are quasi-judicial and must be conducted to afford all parties due process. Any communication that Council Members have outside of the public hearing must be fully disclosed at the hearing. Anyone who wishes to speak at the hearing will be sworn in and may be subject to questions by the board, city staff or applicant. Public comment is encouraged, and all relevant information should be presented to the Board so a fair and appropriate decision can be made. Tapes are limited to three (3) minutes in length and are to be submitted to the Zoning Division one week prior to the meeting date for review. All tapes/information submitted for the public record will not be returned.

GROUP REPRESENTATIVES: Any person representing a group or organization must provide written authorization to speak on behalf of that group. The representative shall inform Staff prior to the hearing of their intent to speak on behalf of a group and provide staff the name of that group.

I will have a representative at the Zoning Board Hearing and/or City Council. My representative's name, address, and phone are:
NAME: _____ PHONE: _____
ADDRESS: _____ CITY/STATE/ZIP: _____

APPEALS: If a person decides to appeal any final decision made by the City Council, with respect to any matter considered at such hearing, they are responsible at their own expense for ordering from the court reporter to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence on which the appeal is to be based.

From: willidassau@aol.com
Date: January 27, 2022 at 8:10:57 AM EST
To: Mary Zizzo <MZizzo@cityofbonitaspringscd.org>
Subject: Bonita Diner Special Exception
Reply-To: willidassau@aol.com

Dear Mrs. Zizzo,

Again we would like to express our concerns of the exception for outdoor consumption at Bonita Diner. We're a single family neighborhood and having outdoor activities at a restaurant will bring a lot of noise especially for our old neighbors across the street on McComb Ln.

As I wrote before we knew what happened when Sneaky Pete's opened and it turned out that it was not just a Family Restaurant like it was proposed at the beginning.

Thank you very much for your understanding and hopefully help.

Sincerely,
Willi & Josefine Dassau

RETURN TO:
City of Bonita Springs
Community Development Department
Attn: Mary Zizzo
9220 Bonita Beach Road, Suite 109
Bonita Springs, FL 34135
mzizzo@cityofbonitaspringscd.org

Support _____ Oppose X

Application: SPE20-75174-BOS, Bonita Diner Special Exception

DATE: 1-27-2022
NAME: Will Dassau PHONE: 239-495-7372
ADDRESS: 3581 McComb Ln CITY/STATE/ZIP: Bonita Springs, FL 34134

RECOMMENDATIONS AND POSTPONEMENTS: The Board may accept, reject or modify staff recommendations and take such other appropriate and lawful action including continuing said public hearings.

CONDUCT OF HEARINGS: These hearings are quasi-judicial and must be conducted to afford all parties due process. Any communication that Council Members have outside of the public hearing must be fully disclosed at the hearing. Anyone who wishes to speak at the hearing will be sworn in and may be subject to questions by the board, city staff or applicant. Public comment is encouraged, and all relevant information should be presented to the Board so a fair and appropriate decision can be made. Tapes are limited to three (3) minutes in length and are to be submitted to the Zoning Division one week prior to the meeting date for review. All tapes/information submitted for the public record will not be returned.

GROUP REPRESENTATIVES: Any person representing a group or organization must provide written authorization to speak on behalf of that group. The representative shall inform Staff prior to the hearing of their intent to speak on behalf of a group and provide staff the name of that group.

I will have a representative at the Zoning Board Hearing and/or City Council. My representative's name, address, and phone are:
NAME: Jean Paradis PHONE: 970-260-5557
ADDRESS: 3571 McComb Ln CITY/STATE/ZIP: Bonita Springs, FL 34134

APPEALS: If a person decides to appeal any final decision made by the City Council, with respect to any matter considered at such hearing, they are responsible at their own expense for ordering from the court reporter to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence on which the appeal is to be based.

From: Uta Ehmke <ehmkeuta@gmail.com>
Sent: Wednesday, January 26, 2022 11:31 AM
To: Mary Zizzo <MZizzo@cityofbonitaspringscd.org>
Cc: WM Mobil <wmehrbrodt1@gmail.com>
Subject: SPE20-75174-BOS

Dear Mrs. Zizzo,

find enclosed our opposing ketter for the Bonita Diner Special Exception.

We are totally against that project close to our neighborhood!
It is:
-to close to our neighborhood
-will be too noisy
-too much traffic for Bonita Beach Rd, which is already overloaded with traffic!!!

CASE NUMBER: SPE20-75174-BOS

CASE NAME: Bonita Diner Special Exception

REQUEST: A special exception request at 3621 & 3601 Bonita Beach Rd. to allow outdoor consumption on premises, associated with a Restaurant, Group III use.

LOCATION: The subject property is located at 3621 and 3601 Bonita Beach Rd, Springs, FL 34134. STRAP: 04-48-25-B1-00016.0000 and 04-48-25-B1-00016.0010

Any person requiring special accommodations at any of the meetings because of a disability or physical impairment should contact Lisa Roberson, Director of Financial and Administrative Services, at 239-949-6262, at least 48 hours prior to the meeting. If a person decides to appeal a decision made by the council in any matter considered at this meeting/hearing, such person may need to ensure that a verbatim record of the proceeding is to be made, to include the testimony and evidence upon which any such appeal is to be based.

RETURN TO:
City of Bonita Springs
Community Development Department
Attn: Mary Zizzo
9220 Bonita Beach Road, Suite 109
Bonita Springs, FL 34135
mzizzo@cityofbonitaspringscd.org

Support _____ Oppose X

Application: SPE20-75174-BOS, Bonita Diner Special Exception

DATE: 1-26-2022
NAME: Werner Meinbrodt PHONE: 239-947-6682
ADDRESS: 3561 McComb Ln CITY/STATE/ZIP: Bonita Springs, FL 34134

Signature: